

Regular Meeting and Public Hearing February 4 2009

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RANGER DRAINAGE DISTRICT
REGULAR BOARD OF SUPERVISORS MEETING
and
PUBLIC HEARING
RE: Third Amended Water Control Plan

Location: Wedgfield Golf and Country Club
20550 Maxim Parkway
Orlando, Florida

Date: Wednesday, February 4, 2009
Time: 6:00 o'clock p.m.

BOARD MEMBERS:

Mr. David Mauck, President
Mr. Gus Desautel, Supervisor
Mr. Richard McCormick, Supervisor

Mr. Cecil Davis, General Manager
Ms. Dawn Mullins, Office Manager
Mr. Terry Lewis, Esquire, Board Attorney
Mr. Richard Wohlfarth, Engineer

Reported by:
Beverly Heffelfinger

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February 4, 2009

6:10 o'clock p.m.

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MR. MAUCK: If I could get everybody's attention, please. We wanted to wait, and I realize people are still signing in, but we have an awful lot to cover tonight, so --

UNIDENTIFIED VOICE: A little louder, please.

MR. MAUCK: So we're going to go ahead and call the meeting to order here. We still have people signing in. We've waited a little while, and I appreciate everybody's patience, but we've got a lot to get through tonight, so we're going to go ahead and call it to order.

Before we start, before we begin with the agenda, I wanted to ask everybody -- first of all, welcome, everybody, and appreciate the turnout. I'd like to ask everyone that we have some operating norms tonight. What I mean is, we're going to conduct ourselves in a certain way tonight.

First of all, we have a court reporter here that's reporting the meeting minutes, so when it comes to Landowner Comments, if people would speak one at a time. We're going to have to time-limit everybody, unfortunately, to between two and three minutes. I'd ask everyone to stick to that.

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Secondly, this Board and the consultants and the District staff regularly welcome dissenting opinions. I

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3 think in the end we end up with a better product.

4 I'd like to ask everyone to avoid, you know,
5 the personal issues that they may have. One of the
6 underlying objectives that I've had since I joined
7 the board in July is to try to bring the neighborhood
8 together. I'm a fairly new person out here and have had
9 the opportunity through the RDD to meet a lot of great
10 neighbors.

11 Lastly, if you don't think you can contain
12 yourself, I'd ask that you go ahead and step out now and
13 save yourself the embarrassment of being asked to leave
14 later. We have kids here and we have a crowded house,
15 and we're going to try to get through all this, and we're
16 really looking forward to getting through the meeting and
17 the comments.

18 The meeting tonight is going to consist of two
19 phases. The first part is going to be --

20 UNIDENTIFIED VOICE: Wait, wait.

21 UNIDENTIFIED VOICE: We have people in the parking
22 lot trying to get in.

23 MR. MAUCK: I understand, Mike.

24 UNIDENTIFIED VOICE: Shift to your left and to the
25 right.

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1 UNIDENTIFIED VOICE: Wait, wait.

2 (Simul taneous di scussi on.)

3 MR. MAUCK: Okay, looks like from here at least
4 everybody's in the door.

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UNIDENTIFIED VOICE: All right, thank you.

6 MR. MAUCK: You're welcome.

7 So tonight our meeting consists of two parts. The
8 first part is going to be the regular monthly public
9 meeting of the Ranger Drainage Board consultants and
10 staff. This is where we discuss routinely, monthly, the
11 first Monday of the month at 6:00 o'clock here at the
12 clubhouse, we discuss last month's business, we talk
13 about warrants, we talk about some new business that
14 may be coming up.

15 And at the end of the first phase we're going to
16 have the opportunity for Landowner Comments that are
17 related to the regular monthly meeting, okay. When we
18 conclude that part, we go to the second part.

19 The second part is related to the proposed Third
20 Amended Water Control Plan, which I would anticipate is
21 the reason that the majority of you are here tonight.
22 There is a process we'll go through there, as well, and
23 which will also include an opportunity for Landowner
24 Comments related to the Third Amended Water Control Plan.

25 So without any further delay, I'd like to go ahead

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1 and get started with the first part, which is the regular
2 monthly meeting, so that we can move on and get to the
3 Public Hearing related to the Third Amended Water Control
4 Plan proposal.

5 With that said, we do have a quorum with the three
6 board members represented. Over here at the round table

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7 we have gentlemen from Burton & Associates who are
8 responsible for the benefit studies that have been done
9 related to both construction projects and also to the
10 maintenance assessment that was done just recently.

11 Over here to my right, your left, is the engineer
12 from IBI Group who has been working with us now on a lot
13 of the projects, both maintenance and also future growth.

14 And over here at the end is our attorney, Terry
15 Lewis. Terry works with us and a bunch of other special
16 districts in the State of Florida and is also involved in
17 a lot of Florida state-level environmental issues. And
18 that's who makes up the folks here.

19 We do have a Consent Agenda, the next items. We
20 have the Approval of the Regular Meeting Minutes, the
21 Approval of the Disbursements, and the Approval of
22 Driveway Applications and Other Applications.

23 MR. McCORMICK: I make a motion that we accept the
24 items on the Consent Agenda --

25 MR. DESAUTEL: I'll second it.

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1 MR. McCORMICK: -- those being the Minutes of
2 January 7th, Disbursements, Driveway Applications, and
3 others as submitted.

4 UNIDENTIFIED VOICE: Can't hear you.

5 MR. MAUCK: Rick made a motion to accept those
6 three items on the Consent Agenda, and I got a second
7 here from Gus. And I approve.

8 Moving on, under Old Business, on Canal 6 we had

9 a tree-removal update. For those of you, which is the
10 majority, who were not here at the last month's meeting,
11 what this is related to is, at zero cost to the District,
12 again part of our initiatives to find every way possible
13 to minimize costs to us, the landowners, we found a
14 gentleman who was willing to take off trees that no
15 one else wanted and take those out at no cost to the
16 District.

17 This is wood that couldn't be sold, couldn't be
18 sold for timber or anything like that; it was pulp
19 product. And he was able to take off a significant
20 amount of timber that otherwise we would have to pay to
21 have hauled out or pay to have mulched up at additional
22 cost as we try to bring these canals back up to their
23 original spec.

24 Cecil, did you have anything that you wanted to add
25 on that?

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1 MR. DAVIS: No. He did a good job. He got the
2 trees, the pines out.

3 MR. MAUCK: Let me hand you the mike.

4 MR. DAVIS: He did a good job. He got the pines
5 out that we needed to be took out. We don't have to
6 mulch those or cut them. He did that for us without any
7 cost. And he is completely through and moved out.

8 MR. MAUCK: And Canal 6 is how many miles long?

9 MR. DAVIS: Canal 6 is four miles each side.

10 MR. MAUCK: Okay. Canal 6 runs up here on the

11 north end of the neighborhood all the way over to the
12 Econ River, mostly out of sight from the majority of us,
13 unless you walk through the gate at the top of Dallas and
14 about a hundred yards later you'll run into Canal 6.

15 A piece of New Business, Canal 3 mulching, the
16 gentleman that we have had doing the mulching work, his
17 company has been doing the mulching along the Beeline.
18 It's a very economical way to get the trees out of the
19 way that are along the banks that allow us to be able to
20 maintain the canals.

21 It's also something that's been -- it's a process
22 that's been approved by St. Johns, which is a really
23 important thing for us because they hold our permit; and
24 the prices so far from this company have far and away
25 been much cheaper than going through the traditional

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1 Logging method and then coming back and having to
2 physically remove with equipment the stumps and
3 everything else left behind.

4 So in last month's meeting, we asked the District
5 Manager if he would find more than one quote perhaps,
6 because even though it's an economic way to get it done
7 compared to traditional methods, we wanted to make sure
8 that, even though this is a unique way to go, that there
9 were some competitive bids.

10 So tonight we have three sealed bids which have
11 not been opened, which we'll open for the first time,
12 including one bid from the gentleman that's been doing

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a lot of the work.

13

(Mr. Davis opens the bids.)

14

MR. MAUCK: Another note to everyone, the value of this work is below the threshold that requires us to go out for competitive bids. So, you know, this is an attempt to just make sure that we're getting good prices through and through.

15

16

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18

19

Excuse me?

20

MR. DAVIS: (Inaudible)

21

UNIDENTIFIED VOICE: Don't keep us in the dark.

22

What's the bids?

23

MR. MAUCK: Okay, we do have three bids. Barefoot

24

Land Clearing -- here's the job description. Looks to me

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that all three of the scopes are the same, so it seems that they appear to understand they're all bidding on the same thing.

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So Barefoot Land Clearing out of New Smyrna Beach, their bid price is \$25,664. John Brown & Sons out of Vero Beach, total price is \$16,200. And ABC Land Clearing and Development, LLC, out of Cocoa, Florida, \$26,500.

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We're usually in a situation like this where we can only make a preliminary recommendation, because the other business of the District is to ensure that the companies are bonded, that they have appropriate insurance, and all of those sorts of things.

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The lowest bid in this instance of \$16,300 is John

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15 Brown & Sons, and we happen to know that John Brown &
16 Sons is already on the approved list from St. Johns and
17 also has been doing some smaller projects for us, so we
18 know their insurance certifications, and so forth, are
19 okay.

20 MR. LEWIS: I think that the motion would be to
21 accept the Brown bid subject to contracting, subject to
22 entering into a contract with them.

23 MR. McCORMICK: I make a motion to accept the
24 proposal from John Brown & Sons and to move forward.

25 MR. DESAUTEL: I'll second it.

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1 MR. MAUCK: We have a motion to begin the
2 discussions with John Brown, I guess subject to mutually
3 agreeable terms and conditions and contracting. We have
4 a motion and a second, and I approve.

5 Concluding the first phase, if you will, of
6 tonight's meeting, we're going to open this up to
7 Landowners Comments. Normally, we have a sign-in sheet
8 that -- normally, we don't have a two-part meeting, so...

9 MS. MULLINS: It's probably all for the second
10 part.

11 MR. MAUCK: Right, so I guess I'll ask anyone if
12 there are any Landowners' Comments associated with the
13 first part of our meeting.

14 UNIDENTIFIED VOICE: Yes. What's your method for
15 announcing this bid? And what was the duration of its
16 announcement to allow acceptable proposals?

17 MR. MAUCK: The question is, what is our --

18 UNIDENTIFIED VOICE: Method of announcement, how
19 did you announce it, and how long was it open so you can
20 assure you get competitive bids, how many days.

21 MR. MAUCK: Well, this is a pretty straightforward
22 thing, so this has been something that has been open for
23 about two months. This has not gone through the
24 traditional bid process that is above a \$30,000 threshold
25 which requires us to post it in the newspapers, to

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1 proclaim hearings, and things like that. Again, this was
2 something we had no obligation for competitive bids on,
3 so it's been open for about two months; and tonight is
4 the first night that we've even opened the bids.

5 Normally, in a case like this, we would notify the
6 bidders and then would proceed; but as far as a public
7 announcement, there really is no requirement, but it's
8 something that's being discussed here in the public
9 meeting, which is probably the extent of the announcement
10 in this case.

11 UNIDENTIFIED VOICE: Thank you.

12 MR. MAUCK: Thank you for your question.

13 Any other questions?

14 UNIDENTIFIED VOICE: Yes, please. Is this
15 including the second canals, the main canals?

16 MR. MAUCK: This is the mulching along Canal 3.
17 It's approximately two miles of tree growth that's on the
18 banks of the canals and the easements that this bidder

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would be mulching in place.

20 UNIDENTIFIED VOICE: Including the second canals?

21 MR. MAUCK: It does not include the secondary
22 canals, no.

23 UNIDENTIFIED VOICE: I just wanted to know what the
24 scope of work was. Two miles of canal between Dallas
25 Boulevard and the Econ?

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1 MR. DAVIS: Right.

2 MR. MAUCK: Yes, that's right. Gary's question was
3 what was the general scope of work, and it's the banks
4 and the easements of Canal No. 3 that runs from Dallas
5 all the way over to the Econ, approximately two miles in
6 length, both sides, mulching on both sides.

7 Yes, ma'am?

8 UNIDENTIFIED VOICE: I have a general question
9 about the minutes from your meetings. Are they posted on
10 your web site?

11 MS. MULLINS: Yes.

12 UNIDENTIFIED VOICE: They are? Every month?

13 MR. MAUCK: Yes, they are.

14 UNIDENTIFIED VOICE: How soon after the meeting?

15 MS. MULLINS: It could be a couple of weeks, up to
16 a couple of weeks.

17 UNIDENTIFIED VOICE: And your web site is not
18 listed on the paper. I know what it is, I've been on it,
19 but other people don't.

20 MS. MULLINS: RangerDrainageDistrict.com.

21 MR. MAUCK: Any other questions?

22 UNIDENTIFIED VOICE: Yes, I have one. Upon reading
23 the bid that you just had, you said, talking to the
24 person who agreed with the bid, which you'll go through
25 it. How will we know that they're not going to have a

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1 situation with that person and that you choose somebody
2 else?

3 (No response)

4 UNIDENTIFIED VOICE: You had a motion to accept the
5 bid for \$16,000.

6 MR. MAUCK: Right.

7 UNIDENTIFIED VOICE: And you mentioned -- what's
8 the name of the company again?

9 MR. MAUCK: John Brown.

10 UNIDENTIFIED VOICE: Right. Upon talking to John
11 Brown and finalizing everything, then you'll go through
12 that motion. How will the citizens of Wedgefield know
13 that it's finalized and it did go through John Brown and
14 that John Brown did not accept it and somebody else was
15 chosen?

16 MR. MAUCK: Well, just like at this month's meeting
17 we will discuss things that were brought up at last
18 meeting, and if we were to run into a snag of some
19 sort in contracting with John Brown, then it would be
20 discussed at next month's meeting.

21 UNIDENTIFIED VOICE: Thank you.

22 MR. MAUCK: You're welcome. Any other questions?

23 Okay, the next item on the agenda, No. 7, is the
24 Public Hearing on Consideration of the Third Amended
25 Water Control Plan. So, again, I'm going to begin with

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1 a little bit of a recap and introduction, so I'm going to
2 walk over here.

3 In an effort to bring everyone up to speed on where
4 we are, I made an attempt today to consolidate about
5 seven months' worth of work and many, many, many hours
6 of meetings, and wanted to present this as a high-level
7 summary.

8 I realize that the crowd consists of folks who
9 don't even know that we have a problem, to folks that
10 don't even understand what Ranger Drainage District is,
11 or perhaps want to abolish Ranger Drainage. And we also
12 have people that have been very involved in the community
13 in the work groups that we had at the end of last summer.

14 So I tried to distill it all down for everybody
15 before we get to the remainder of the meeting, in an
16 effort to hopefully answer a lot of questions, folks.

17 (Slide presentation)

18 So, beginning, what is the Third Amended Water
19 Control Plan? The purpose of it is right here; we can
20 read along: "To identify the changes that have occurred
21 since filing of the Second Amended Water Control Plan of
22 the Ranger Drainage District."

23 And I'm going to use "RDD" going forward.

24 It's also: "To update any maintenance procedures."

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It is: "To identify and incorporate improvements

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1 needed in the District, which include failing existing
2 infrastructure, expansion of current infrastructure due
3 to our permit requirements with St. Johns District."

4 And I'll explain that a little bit more in detail.

5 And also, "To address shortcomings of the current
6 system." What I mean there is, the current system does
7 work for the most part, but I think -- I've only been
8 here two years, and in two years I've seen some areas
9 that certainly need some help. And I think if we talk
10 to the folks that live there in those locations, they
11 would agree that they need help.

12 Next slide, please.

13 So, "What is Ranger Drainage District? It's an
14 independent Florida Special District that was formed
15 in 1970 under Florida Statute 298 as a water-control
16 district."

17 And this is what it was formed to do: "Responsible
18 for the construction, maintenance and operation of the
19 water-management system that protects all the lands from
20 flooding and manage the water resources consistent with
21 the law. It has taxing authority to collect its costs
22 within the boundaries of the District, and it was in
23 place prior to any development in Wedgefield."

24 Ranger Drainage is not something that, perhaps,
25 like myself, I wasn't fully aware of when I moved here,

1 but I can't say that I was living on the land before
2 Ranger Drainage's existence.

3 The states of Florida, California, Georgia, and
4 others utilize special districts when the development --
5 when the revenue of taxes that would be associated with
6 the proposed development doesn't make business sense, if
7 you'll let me use that analogy.

8 in the case of the Ranger Drainage District,
9 which is a water-control district -- there are special
10 districts all over the State of Florida for fire, for
11 wastewater, for potable water. We happen to be a water-
12 control district; that's basically stormwater management.

13 In our case, the deal that was struck with Orange
14 County years ago was that it didn't make sense for Orange
15 County to take on this system which drained wetlands and
16 wet water and carries the water all the way over to the
17 Econ River. So what Florida Statute 298 for water-
18 control districts allows you to do is to put in place a
19 taxing authority that collects all of its local costs and
20 does not become a burden to the rest of the county.

21 And, again, in Florida there are more than a
22 thousand special districts. Some of the larger districts
23 are in South Florida, the South Florida Water Management
24 District. For those of you that know Disney, the entire
25 Disney property was a Florida special district, and still

1 is.

2 "Independent" means that we have a board; the
3 board consists of people that are landowners. We have
4 obligations on the permits that we have to uphold, but
5 the decision-making is local; it's local within the
6 District.

7 One of the actions that the board could take is to
8 dissolve the board, in which case you become a dependent
9 district. Once a special district is set up, no matter
10 what happens, you cannot get away from the fact that
11 you're tagged with a taxing obligation.

12 So dependent districts, like a water-control
13 district that's over in Brevard County, the Melbourne-
14 Tillman District, was an independent district like we
15 are. They had taxes collected locally, they had a board
16 that operated like we do, and they elected to dissolve
17 their board.

18 And if you were to look today, and we all have
19 access to public records, you will find that as a
20 dependent district, they have a seven-person board that
21 the county appoints six of the seven members to. One
22 person comes from Melbourne. They also have the ability
23 in that district to dispense their \$1.6 million-a-year
24 operating budget around the people that still live in
25 the district.

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1 So I just want to make sure everybody understands
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2 that if we all collectively think that's a good idea or
3 we all collectively think that's a bad idea, I just want
4 everyone to clearly understand what the consequences are
5 if you go from independent to dependent.

6 There are a lot of special districts in South
7 Florida that still enjoy operating as an independent
8 district, and there are some that by design were set up
9 from the get-go as dependent districts.

10 But, all in all, what happens is, our water control
11 and the cost of all of our water control is local to our
12 district. Our District is an area that covers about
13 10,000 acres. We have a \$1.4 million operating budget,
14 which includes maintenance and infrastructure repairs,
15 and I'm going to take you through a little bit more of
16 what all that is.

17 But I want to make sure everybody understands what
18 "independent" and "dependent" mean. In no case is there
19 such a thing as a dissolved district that does not have
20 a taxing authority still tagged to it. There's a lot of
21 information at FloridaSpecialDistricts.org, if you'd like
22 to read for yourself.

23 So how does Ranger Drainage District operate? It's
24 a pretty lean operation as an independent district. We
25 have a three-member board. It's required that we all

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1 live in the District or own property in the District.
2 The board's job is to establish and interpret policies,
3 develop the budget, authorize expenditures, and oversee

4 the bid and award process.

5 The board is elected by landowners. And the way
6 that our operating setup exists, there's one board member
7 being voted in every June, so at our annual meeting,
8 which is coming up in June, this time it's Gus's seat
9 that's coming up for re-election.

10 Last year it was a little bit unusual in that two
11 members were voted to the board, Rick and myself. That
12 was due to the fact that one of the former board members,
13 Don Leavitt, died. Rick comes up for re-election in a
14 year, and I come up for re-election two years out.

15 The District Manager and staff are employees.
16 Their job is to follow the policies that are set by the
17 board to perform the work in the District.

18 I was shocked when I first got in this role as to
19 how much interaction happened at the federal, state and
20 local levels. Orange County Environmental Protection,
21 Orange County Public Works, the State of Florida, the
22 St. Johns; there are so many people that we owe reports
23 to.

24 And although this is an independent special
25 district, it's quasi-governmental. You'll notice that

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1 the trucks have Florida State plates. We operate as a
2 local government.

3 So if anyone has any questions about anything, you
4 can always come to the office and you can talk to Cecil
5 or you can talk to Dawn. They're at the office, and all

6 the records are public information.

7 Next slide, please.

8 Okay, so the Third Amended Plan obviously comes
9 after the Second. I just wanted to show here that
10 the original plan was incorporated with a different
11 engineering firm in 1970. The first amendment was in
12 1973, the second amendment was in February of '01, and
13 the third amendment is just proposed, it's not adopted.

14 Okay, so what have we been doing since last July?
15 When this issue first came up as a proposed Third Amended
16 Water Control Plan, we had meetings with attendance just
17 about like this. So a lot of uproar. There was a really
18 big number being floated out there that was climbing from
19 \$14 million to \$16 million.

20 So what have we done? Well, since July of '08,
21 we've had ten public meetings, so there's meeting minutes
22 for ten public meetings. We've also had seven work
23 groups that were formed, and that included 35 landowners
24 who worked directly with the staff, the board and the
25 consultants.

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1 I will tell you that in that group, I had a lady
2 one night ask me, well, look, I don't know anything about
3 engineering, I don't know anything about construction, I
4 don't know anything about public works, but I really want
5 to be involved. And without naming names, she proved
6 to be a great member of one of our work groups, because
7 she asked very good questions and allowed us to really

8 re-examine the way we're doing things.

9 Those work groups examined ten miles of primarily
10 canals and about 5,000 linear feet, which is almost a
11 mile, of the 21,000 linear feet of underground pipe that
12 consist mostly up here in the front.

13 Again, we had one of the folks that led that group,
14 his background is in dry cleaning, and he put on some
15 work clothes and jumped down in pipes and went down there
16 and really proved to provide a really great detailed
17 report, which the IBI Group was able to move forward on
18 as we were trying to narrow in on what is the right
19 answer out here.

20 Back in July we were having meetings at the RDD
21 office, at the small office. We could have accommodated
22 everybody last month there. This is an additional cost,
23 but there was a real outcry to have a facility and a time
24 that was convenient for everybody to get here after work.
25 So we moved to the clubhouse as one of the first orders

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1 of business in July, and we set out a one-year schedule
2 at an additional cost to have this facility at 6:00 p.m.
3 the first Wednesday of every month.

4 The mantra has been to question everything, and
5 we've questioned, you know, how are we doing these things
6 today? What materials are we using in doing this work?
7 And does everything need to be done at once? You know,
8 are there some things that we could just push off or
9 delay or pause? Because a large number in a short period

10 of time is just really overwhelming.

11 And the seven groups went to work and came back
12 and provided a report back to the board and the District
13 staff. And they had spent hundreds of hours in the
14 field.

15 Now, this is not what the -- what I'm going to show
16 you here are pictures that were taken by the landowners
17 out here. You don't need to be anybody special. The
18 objective is to try to push information into the
19 community and get information back from the community.

20 In fact, if you were on a work group this summer
21 and participated in that, just raise your hand for me,
22 please.

23 (Response)

24 I see a lot of hands going up.

25 Although we looked at an awful lot, there's still

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1 twelve miles of primary canals and about 29 miles of
2 secondary canals out here in the District which we did
3 not go out and look at, but overall you can assume that
4 it's all in a very similar condition.

5 Next slide, please.

6 Also, Tropical Storm Fay happened. Why does that
7 matter? Well, because it was a significant weather
8 event. Engineers like myself, we pin on the geek meter,
9 and we really enjoy when a real event comes and you can
10 go back and measure against your theory or your models or
11 your tools. And that's exactly what happened.

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12 As we had people that were hunkering down, the guys
13 from IBI were out here in waders with smiles on their
14 faces and tape measures in the worst of the storm taking
15 measurements just to see if their theory matched what was
16 actually happening out here.

17 So although Tropical Storm Fay was really an
18 overwhelming event, and we hope not to see something like
19 that in a long time, but it allowed them to verify their
20 hydraulic models and in some cases make some tweaks.
21 There were some things that we did not anticipate
22 happening that happened and that we observed, and we've
23 made those tweaks.

24 The other thing was, Canal 5 right here that runs
25 back behind the clubhouse and crosses Bancroft and

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1 Dallas, Tropical Storm Fay reminded us as to how much
2 water runs into Canal 5. Basically, everything up here,
3 including Mallard Lake, which is the one that was about
4 to come over the road here on Maxim, and everything from
5 south of Canal 5 by about four or five blocks, all runs
6 into Canal 5.

7 So we had some things that were happening, like the
8 lake over here at Newby, Mallard Lake, there was nowhere
9 for the water to go. And Cecil was able to find some
10 really large pumps that allowed us to bypass some of
11 the riser-barrel systems so we could pump water over the
12 riser-barrel systems. And we had to man those 24 hours a
13 day for several days just to get the water away from the

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14 front part of the neighborhood here and the golf course,
15 just to get the water headed over towards the Econ.

16 And, of course, we had a lot of additional failures
17 that occurred out here in the infrastructure. And as
18 all this was happening, we watched a land flood and we
19 remained dry, barely.

20 Next slide, please. Here's a picture up in front
21 during Fay. Here's a picture of some of the riser
22 barrels that are in the canal. For those of you who
23 don't know what a riser barrel is, a riser barrel allows
24 the water elevation to drop and slow down the current as
25 the water marches towards the Econ River. So the water

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1 spills in the top, it drops down to the bottom, it makes
2 a hard left, and it heads underneath the dirt berm, which
3 acts as a dam, if you will.

4 So you can see here where these were all washed
5 out, because, you know, the bottoms of these pipes have
6 gone away and the water just took all the dirt with it.

7 Next slide, please. Okay, so nothing is wrong with
8 the system that we have out here.

9 The upper left-hand corner, for those of you who
10 can see it, is the bone yard back behind the RDD office.
11 Just since July, Cecil has been pulling out the pipes and
12 storing them instead of disposing of them, so for all the
13 doubting Thomases in us, you can go stick your finger in
14 the hole if you don't think there's a problem and you can
15 see here's a growing pile of pipe.

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16 Here are some failed riser barrels also in the
17 lower left-hand corner. And a lot of us will recognize
18 that the upper right-hand corner there where the laser
19 pointer is, that's Canal 5 where the power lines are;
20 that is a huge amount of water that is in there, probably
21 approaching 16 to 18 feet.

22 And it was about to come over Bancroft, and then
23 here it is now. That's not a good picture, because one
24 of the obligations of our permits is that we maintain a
25 minimum water level in there in the canal, so in a lot of

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1 cases, dry-bottom canals, which intuitively you think is
2 a good thing, is actually a violation of our permit.

3 Next slide, please.

4 UNIDENTIFIED VOICE: Can I ask a question? Is
5 Netherland Street No. 5?

6 MR. DAVIS: You mean Nettleton?

7 UNIDENTIFIED VOICE: Nettleton?

8 MR. DAVIS: Yes.

9 MR. MAUCK: Yes, Nettleton is Canal 5.

10 UNIDENTIFIED VOICE: Okay.

11 MR. MAUCK: So, other people's money, about three
12 years ago Cecil and the board began working with FEMA to
13 try to correct some of the flooding. Cecil got on the
14 scent trail as a result of one of his meetings with the
15 State of Florida that there might be some FEMA money, so
16 he aggressively went after it and has been successful
17 in getting more than \$800,000 that's coming into the

18 District that's not coming from us, it's coming from
19 what we pay the federal government that comes back
20 through FEMA.

21 And that work is going to allow us to correct some
22 issues that are up here at the end of Maxim to the right
23 that have been issues for those folks that are living in
24 that area for a while now.

25 In an economy where no one has any more money,

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1 Orange County has notified us that they've raised their
2 contribution to us to \$250,000 from the \$200,000 that
3 they gave us last year, and that's largely to repair
4 pipes that go underneath the streets.

5 And, of course, with the new administration, at
6 the federal level we hear about all these shovel-ready
7 projects and when all the stimulus money and the
8 infrastructure money, when all that money is going to
9 come raining down from the heavens, we certainly have
10 shovel-ready projects as "shovel-ready" has been defined
11 by the federal government.

12 We have a number of avenues where we can put our
13 name in the hat for those shovel-ready projects. And I'd
14 like to say to the fellow landowners out here, this is
15 an example of where we can get together and we can work
16 cooperatively to write letters to people who can help us
17 get money from these levels. Instead of just us trying
18 to work as hard as we can in the best interests of the
19 District, which is the landowners, and coming under

20 friendly fire, well, this is an opportunity, I think, for
21 all of us to work together and get together for anything
22 that may come our way with the economic stimulus plan.

23 Again, "shovel-ready" as we've heard our President
24 speak, refers to projects where the engineering is done
25 and you can literally put a shovel in the ground and

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1 start that program if you have funding. And, again, I
2 really would encourage all of us to get together and try
3 to go get some of that money. That means that we pay
4 less. Other people's money.

5 Next slide, please.

6 So what's in the proposed Third Amendment? It
7 outlines the work that needs to be done. It's required
8 by us to file. It includes an estimate for the work
9 proposed.

10 What do I mean by that? It means we all got a
11 notice in the mail, myself included, that says you are
12 hereby notified that this Third Amendment and capital
13 Improvements could possibly, at this price tag, could
14 possibly raise your ad valorem taxes by this much.

15 Now, the way that we come up with that is we work
16 with the engineers, and we use regular good practices in
17 engineering estimating as to the work, but we are all
18 smart enough to know that what we budget for is not
19 exactly what we're going to spend. If we're in a good
20 economy and we budget for a project, it's likely that
21 the contractors don't even need our work; and we'll do

22 the work, but they're going to make really good money,
23 because they're inconvenienced.

24 Well, that's not the case right now. And while
25 we've put a number out there, we expect completely to be

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1 coming in under that number, and that savings gets passed
2 right back to us. There is no pot of money where the
3 residual would reside, and there's no reason for the
4 Ranger Drainage District to hold on to any extra money.

5 So, again, the numbers you guys have seen today are
6 estimates for the work proposed. But, again, we're going
7 to see the actual cost at the time of the bid.

8 Anything going forward, as far as other major
9 projects that need to be done, will require a fourth
10 amendment, and so on.

11 Now, I will tell you that as far as water-control
12 districts are concerned, we have what I have referred to
13 at some of these meetings as a golden ticket, just like
14 in the movie "Willy Wonka". There were four permits that
15 were issued in the State of Florida for water-control
16 districts which do not have an expiration. Typically,
17 a water-control district will have a five-year life, in
18 which case at the end of the five years that district has
19 to reapply.

20 So what does that mean? That means that whatever
21 the latest and greatest environmental code is, federal,
22 state, or otherwise, that you have to come up to that
23 current code every five years.

24 Now, let me explain what the impact is to us. Our
25 permit allows us to take the water that's collected here

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1 in Wedgefi eld and transit that water a couple of miles
2 across the Hal scott Preserve and dump that water into the
3 Econ Ri ver.

4 Does anyone out here know the signi fi cance of the
5 Econ Ri ver, what it is?

6 UNIDENTIFIED VOICE: Outstanding Florida waterway.

7 MR. MAUCK: Right. We're the lucky ones to live
8 next to one of the bodies of water that has been deemed
9 a pristine water of the State of Florida.

10 Now, if we were coming in today as a big group of
11 devel opers and we were going to devel op Wedgefi eld right
12 now, what in fact would happen is we wouldn't be able to
13 di scharge one drop of water into the Econ Ri ver.

14 So how would you come up with a drainage system
15 that would accomplish that? Well, we would have to go
16 buy a bunch of land somewhere, put in a great big bunch
17 of spillways and a series of cast-off ponds, retention
18 ponds, one spilling to the other, cascading; and that's
19 what we'd have to do with our water.

20 So one of the most important things to each and
21 every one of us, not just me because I happen to be
22 on the board this week, but to all of us out here in
23 Wedgefi eld, is that we absolutely do not want to
24 jeopardize our golden ticket of our permit. We
25 absolutely do not.

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1 And the quickest way to do that is to be in
2 violation of your permit, which we are. And we're in
3 violation because we have some of this infrastructure
4 which has already started the time, meaning that we've
5 met an obligation that's listed out in our permit.
6 There's a timetable where we have to start work and be-
7 completed-by work, and we in fact have started that time
8 clock where we're one year into a three-year deadline
9 with respect to works in the canals.

10 I will also mention to you the story behind the RDD
11 existence is an interesting one as to how we arrived at
12 that golden ticket.

13 Basically, the developer who came out here went
14 back and forth so many times with St. Johns, unsuccessful
15 at coming up with a plan that they could both agree on.
16 St. Johns says, tell you what, we agree to this much of
17 your water-control plan right now, but when you reach
18 40 percent development, then you need to do this, and
19 when you reach 70 percent development, you need to do
20 this.

21 Now, a lot of instances related to the back, as our
22 area is defined in different basins, we in fact have now
23 just crested over that 40 percent development mark, which
24 means then that certain time periods now kick in for us
25 to do the next piece of work.

1 So our permit at RDD is a living, breathing permit.
2 And the permit will outlive us all. The people in the
3 future will be having meetings like this when they crest
4 at 70 percent.

5 But I just wanted to explain a little bit what I
6 mean by "golden tickets" there.

7 The Third Amendment allows us at RDD to collect the
8 taxes for the proposed work. And I will tell you that
9 an over-arching piece here is, right now when there are
10 failures in pipes, etc., we all pay for it; we all pay
11 for it in that moment as landowners out here, because
12 there is no budget to proactively do anything. So we
13 react to everything.

14 So it will allow us to transition from a react mode
15 to a pro-active mode, and we all know that that saves
16 money.

17 Next slide, please.

18 So my closing message here is that all of us are
19 committed to finding the best solution at the best price.
20 We all want to work smarter out here, not just harder.
21 And we are very conscious of the tough times right now,
22 extremely conscious of that.

23 I think there are probably two things that we're
24 at the most risk of living in Wedgefield as landowners;
25 and, that is, that the costs go through the roof; and,

1 secondly, that people who can't make it out here
2 foreclose. And in either case, if we have a neighborhood
3 that floods, or if we have an excessive number of
4 foreclosures, it impacts us all as landowners. Our
5 property values go through the toilet. So we are
6 extremely, extremely conscious of the tough times.

7 And we all are sworn in under an oath to serve in
8 the best interests of the landowners of the District, and
9 I'm one of them.

10 That's the last slide, I think.

11 (End of slide program.)

12 MR. MAUCK: With that said, Terry, did you have
13 something you wanted to add or say procedurally?

14 MR. LEWIS: You mean like the -- well, one of the
15 things that I discussed this afternoon a little bit with
16 Rick, and this just basically came to me driving here,
17 had to do with trying to figure some way to save you
18 money or prevent costing you any more than necessary.

19 And I told him one of the things that I'm
20 working on statewide right now is a concept called a
21 Transportation Concurrency Backlog District. Districts
22 don't levy any new assessments. I'll repeat, they don't
23 levy a new assessment.

24 And the concept that we're working on at the state
25 level, a county would have the ability to come in and

1 not di ssolve Ranger, but, in essence, create a backlog

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3 district that covered all of Ranger.

4 At the point in time that they did that, the
5 taxable value of your property, so far as the ad valorem
6 taxes that got returned to Orange County, would be fixed.
7 If they're getting, you know, a million dollars out of
8 five mills of tax out of Ranger or out of Wedgefield now,
9 that's what they'd get. It would not go up.

10 All of the tax increment, as your property values
11 will increase over time, as they will, would end up in
12 an earmarked fund that would come back to Ranger to deal
13 with the drainage, that kind of thing.

14 It's another concept. It's just something that
15 occurred to me that perhaps it would be applicable out
16 here and that might actually be something that we could
17 talk with Orange County about doing for us. If they were
18 willing to buy in on a concept like that, it would, in
19 essence, what it would do over time is give you back some
20 of the tax money that you pay to Orange County.

21 And I've heard that countless times over the last
22 two years, that some of that money should be coming back.
23 So there is a way to do it. It would, however, take the
24 cooperation of the County to get that done.

25 And I just -- again, just the idea came to me. But
it's another option as we're trying to drive down direct

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1 costs to the citizens that live here.

2 MR. MAUCK: Thank you.

3 We're going to begin the -- the next piece on the

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4 agenda here is the Consultants' Reports. We'll now turn
5 it over to Rick.

6 MR. WOHLFARTH: Good evening. My name is Richard
7 Wohlfarth. I'm a consulting engineer with the firm, IBI
8 Group, based here in Orlando.

9 And the report itself, we have copies of it, and we
10 can make it available to anyone who would like to look at
11 it. It's about a 51-page document, and then there's the
12 indexes that go with it with all the attachments.

13 But, in essence, under Chapter 298 of the Florida
14 Statutes, we have to file this on a regular basis. Now,
15 this is the third one since 1970, so it's not been all
16 that regular a basis. The last one was filed about
17 eight, nine years ago.

18 And the purpose of the document is to identify to
19 the State of Florida, St. Johns River Water Management
20 District, as to sort of the status of the project here
21 as relates to water management.

22 Now, in that process, we do go through the history
23 of the District, we do talk about where we've been and
24 where we need to go. The most important part as to
25 the group here tonight is we also identify within the

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1 document the recommended improvements that are necessary
2 so that the system will function as it was designed back
3 in 1970.

4 And along those lines, we have identified eleven
5 projects that are necessary so that this system will

6 properly function and will not malfunction during a heavy
7 rainstorm and cause some of the flooding that you saw.

8 Now, the most important part -- and, you know, Dave
9 went through a lot of it on the slides, and you saw some
10 of the pipes. But the majority of the pipe that was
11 put into the District back in 1970 is metal. The life
12 expectancy on that pipe is between 30 and 40 years. If
13 you do the math, you find out very quickly that to some
14 degree many of these pipes are on borrowed time.

15 And the best way of looking at the recommendations,
16 we would look at three very distinct areas. Here in the
17 city area we have three streets that do have the tendency
18 to flood during heavy rainstorms. And this is due to
19 collapsing pipes; this is due to pipes that are
20 undersized; it's due to swales that need to be cleaned
21 up. So about \$2-1/2 million of the improvements are to
22 go in here -- I apologize for the mike -- to go into the
23 system and to improve this, and that is strictly up here
24 in the city area.

25 The majority of the money that we have of the

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1 \$8 million is down on the canals themselves. There are
2 six major canals in the system, and in those canals there
3 are multiple control structures.

4 Dave showed a few pictures. What he didn't show
5 you, we have Canal 2, which has totally failed. We have
6 three structures that are not functioning the way they're
7 supposed to, and that's why the canals are dry.

8 That puts us into the situation where we're not
9 complying with our permit. Canal 3 and Canal 6 are at
10 the point that, as Dave mentioned before, at 40 percent.
11 Canal 3 is noncompliant because the structures have
12 failed.

13 Now, if you do go look at them, you saw a picture
14 of a few of these. Their pipes are very large, anywhere
15 from 48 to 60 inches in diameter. There are four of
16 them; and, as I said, most of them are in the position
17 of just totally falling apart and rusting through, and
18 we need to go through and do the work.

19 Now, Canals 3 and 6 are specifically mentioned in
20 the plan, because, for the most part, they have been
21 overgrown for the last ten to 15 years.

22 Now, one of the things that we have continually
23 tried to do, and this is through the help of Cecil and
24 the crew here, looking at options, you'll see in Canal 6
25 there's a budget item of \$200,000 to remove the trees and

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1 clear the area.

2 As Cecil has told you a few minutes ago, we were
3 able to get somebody to come in there and chop these
4 trees down, so obviously that \$200,000, a portion will
5 still be needed, but the majority of that money will not
6 be. So we're looking at reductions.

7 In addition, it's also important to point out
8 in the \$8 million that we have a ten to 15 percent
9 contingency fee built into every one of these numbers.

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And we hope not to have to use those.
So the goal is to establish a budget. That budget is, we hope, high enough to cover all the work, and at the end, when we're done doing the construction work, there'll be money left over that can then be used to pay back the bonds and reduce the actual payments.

What we don't want to do is underestimate and have to come back to this group and say, well, folks, we made a mistake; we need another million dollars. So we don't go too heavy, but we do go heavy enough.

The report at this point, and when you go through it, it only identifies projects; and projected costs will get finalized when it's completed, and this is by statute that we have to file these. It will then be filed with the various agencies for review and consideration. Then there's a review process that they'll take, come back

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with comments, we'll make revisions, go back and forth.

This is a normal process in these type reports. At the end of it, if we get certified, and then another condition of our permit.

Now, a very important thing that Dave mentioned, going back to the quality of the permit we have, this is a permit issued in 1970. It has very little to do with the way things are done today. I know there are a few other engineers out here. This area has no water quality, has no water quantity. The water rains, goes off the street, right into the canal, and right out to

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the Econ.

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Now, if this was today, as Dave mentioned, we'd have to be storing this water for water quality, at a certain point reduce the amount of water allowed to leave for water quantity; and the only way to handle that in today's world -- and you see that in the newer subdivisions -- is these large lakes and large canals.

Well, you know, the District is somewhat cold and heartless, and if the permit is gone and we have to reapply, we'd have to figure a way of meeting today's standards, and that would cost quite a bit of money. In fact, I'm not sure it could even be done without condemning and actually constructing a lot of lakes and other systems out here.

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So it is very important that this permit be kept in place and that we meet the conditions. And right now we have the work that's listed here. The majority of the \$8 million will cover just getting the canals, getting the control structures and the like to where they will function and we can bring the District up.

The only other comment I have is that, in addition to what is out there today, there are some dollars in here that we have done to improve the conditions. About a year and a half, two years ago, there was a fine that was actually levied against this District that we worked very hard to get rid of, and we got rid of most of it. What had happened was,

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14 during a rainstorm, water left the District, and there
15 was somebody out there with a little gauge at the Econ
16 River saying, aha, it's too cloudy, there's too much
17 turbidity in the water. And we sat out
18 there and said, well, we're not sure what to do about it.
19 And we went back and forth. Well, part of
20 what we're doing with these improvements is we're adding
21 additional concrete in front of the outfalls so that when
22 the water comes out -- and it comes out very quickly when
23 it rains -- that the turbidity will be left at a minimum.
24 And we're hoping that it will
25 solve some of the problems that the County has been

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1 having with the District; we get our turbidity down to a
2 level that it meets the conditions of the Econ River,
3 which are very low, very limited.
4 So we are doing some minor
5 improvements as part of this program to keep the County
6 at bay, to keep them happy with the quality of what's
7 coming out of the District.
8 And, with that, I guess, Mike,
9 are you going to -- what we have done is, when we get
10 done with our work, we come up and say, okay, Mike,
11 there's "X" dollars that we're going to need to do all
12 these improvements. Mike Burton and Kevin then took all
13 this, and they're going to explain how it got back to
14 what cost per acre and what cost per unit.
15 MR. BURTON: For the record, I'm Mike Burton,

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16 the president of Burton & Associates. Kevin Krueger is
17 our consultant who worked with me on this project.

18 I'm going to give you an overview of the way the
19 capital assessment and the maintenance assessment were
20 calculated.

21 Go ahead, Kevin.

22 (Slide presentation)

23 The objective of the two studies was to develop
24 a maintenance assessment to allocate the cost of
25 maintaining the District's drainage system, based upon

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1 the activities and tasks performed by the District, so
2 depending on the work that was being done in different
3 areas of the District to allocate those costs of those
4 properties that were benefitting from that work.

5 Capital assessment was done to allocate the cost
6 of the construction that Rick was going over with you
7 there to the properties which benefit from the projects
8 throughout the District, and I'll explain that a little
9 bit more in just a moment.

10 The process was to identify the cost of the
11 maintenance and the capital projects and to identify
12 drainage basins and sub-basins within the District that
13 would benefit from those costs. We needed to identify
14 the parcels and where they were located within each of
15 the basins and sub-basins within the District, and then
16 we allocated costs.

17 Let's talk about the capital assessment first.

18 There were costs that were associated with things like
19 the major canals and riser barrels that, although there
20 may be a project that might be in one part of the
21 District, those types of facilities would need to be
22 continually upgraded over time and all properties in the
23 District would then benefit from those types of projects.

24 So those were allocated to a District-wide
25 allocation so that every property in the District shared

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1 in the cost of those type projects.

2 Then there were projects that were identified only
3 with specific areas, and in the capital assessment it was
4 mostly projects in the city areas, underground pipes and
5 replacement of those culverts, and so we allocated those
6 into those different sub-basins so that the properties
7 that were benefitting from those types of projects would
8 carry the cost in their assessments for those types of
9 projects.

10 We then determined the total acres per sub-basin
11 and calculated an assessment per acre for each sub-basin.

12 Kevin, go back a second.

13 On the maintenance side, we did this not based on
14 the capital projects, but based on the activities of the
15 people in the District.

16 We have sat down and had extensive interviews with
17 District management about the deployment of the field
18 resources and what they did, the mowing of the swales --

19 (Interruption)

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MR. BURTON: Sorry about the mike.

We identified by field personnel, person by person, what activities they did, where they did the work, so we allocated the cost to the activities and then like mowing of swales and cleaning of different structures. And then we allocated each of those activities as to whether they

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were District-wide again or whether they benefitted the city area or the estates area, and went through the same process on the maintenance assessment.

The map of the District that we use is here, and you can see the way it's divided into basins, Basin 1, Basin 2, Basin 3, Basin 4. Then Basin 5 was subdivided into Basin 5-A and 5-B, and 6 was divided into 6-A and 6-B, based upon the densities of development in there in these districts.

And the projects -- there are some projects that you see right in here that were benefitting these areas, so if a project -- for instance, this project right here benefitted Basin 5-A, and it was not the type of project that would have to be done over time all over the District, but it was just for that city-type area, then its cost was allocated to those properties within that sub-basin.

MR. MAUCK: Mike, before you leave that slide, would you please -- it's kind of obvious, but point out how the basins tie to the canals.

MR. BURTON: The canals are these I guess bluish-

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22 colored transmission systems that go through here, and
23 every basin in the system ultimately goes into a canal.
24 And the cost for Canal 6 is one of those types of costs
25 that was allocated District-wide, because it's just

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1 happenstance, and it's happening in Canal 6 right now;
2 all of the properties need these major canals and riser
3 barrels that go with the canals, so they were allocated
4 on a District-wide basis.

5 I want to point out, too, the golf course sits
6 right up in here, I believe (indicating). And the golf
7 course has two parts to it: It has the part where you've
8 got the buildings here, and then it has the part where --
9 well, the golf course itself, the holes, the fairways and
10 greens, all that type of thing.

11 Because it's such a different characteristic
12 than the other properties in the basin, the part that
13 represents the fairways and the greens was allocated
14 into Sub-Basin 5 because its densities of development
15 and its runoff characteristics were more like Sub-Basin 5
16 than Sub-Basin 5-A.

17 These buildings you see here are separate parcels
18 of land, and they were done the way 5-A was, so there's
19 a difference in how we handled the golf course.

20 The cost summary, the maintenance budget, proposed
21 operating budget for '08-'09 of \$1,458,000. The capital
22 projects that are included in the capital budget, a total
23 cost of \$8.3 million in necessary capital improvements.

24 And the proposed assessments and the impact on the
25 property to the District are what we're going to show you

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1 now.

2 UNIDENTIFIED VOICE: Please do.

3 (Laughter)

4 MR. BURTON: Oh, okay. It's probably hard for you
5 to read this in the back of the room, but I'll tell you
6 what it says. District 5-A and 6-A are what I think
7 most of you would think of as the city area, and the
8 other districts are what most of you would think of as
9 the estates area.

10 As a matter of fact, the capital assessment on
11 a per-acre basis for the city areas, 5-A and 6-A, the
12 assessment is \$727.62 a year per acre, and for the estate
13 areas it would be \$131.39 a year per acre.

14 Now, the average lot size in the city areas, 5-A
15 and 5-B, is a quarter of an acre, so on a per-parcel
16 basis, if you own a quarter-acre parcel and you were
17 in the city areas, 5-A or 5-B, your assessment would be
18 \$181.91 per year.

19 The average size in the estates area is 2.17 acres,
20 so if you happen to own 2.17 acres in the estates area,
21 your annual assessment, instead of \$131, which is the
22 acre price, would be \$285.12. So as you own more acres
23 in the estates area, it gets bigger.

24 So the cost per acre is a little misleading in
25 terms of what the cost per parcel would be, and you would

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1 have to assess your own -- oh, did I get somebody with
2 this laser? I'm sorry.

3 (Laughter)

4 MR. BURTON: Now, if we move down to the
5 maintenance assessment, it's interesting that in the city
6 area, when you allocate the activities, there's a good
7 bit of activities that go in the estates area, and on a
8 per-acre basis the estates area is almost the same as the
9 city. It's \$254.90 per acre, and the city is \$278 per
10 acre.

11 Again, if you look at it on a per-parcel basis, in
12 the city areas, average parcel size being a quarter acre,
13 it would be \$68 a year; and in the estates area, if you
14 own an average parcel of 2.17 acres, it would be \$553 per
15 year. When you add those together --

16 MR. MAUCK: Mike, one second, I'm sorry. Right
17 now in this year's budget, it's \$257 per acre for the
18 maintenance assessment across the entire District.

19 MR. BURTON: That's correct, right here today, if
20 you didn't change it and you just went the way you're
21 going, the maintenance assessment is \$257. So these
22 numbers are a little bit different, but not dramatically
23 different from what the maintenance assessment is now.
24 It's apportioning it a little bit more to the city than
25 the estates area on a per-acre basis. On a parcel basis,

1 there's quite a bit of difference when you look at those
2 two numbers.

3 When you add those two together, and that's all
4 this schedule does, it says that the combined maintenance
5 and capital assessments in the city areas will be right
6 at \$1,000 per acre, which will be about \$250 for a
7 quarter-acre parcel. Then in the estates area, the
8 assessment will be \$386.29 per acre. And if you own a
9 2.17-acre parcel there, which is the average, it would
10 be \$836 per parcel, or \$838 per parcel per year.

11 And that's the results. I'll turn it back over to
12 the Chair.

13 MR. MAUCK: Can you go back one slide, please?

14 Okay, folks, so I've received a bunch of calls
15 about this, and I just want to point out here, the middle
16 table here (indicating) is what we're currently paying.
17 This is the information that gets forwarded to Orange
18 County that shows up on our tax bill.

19 So, right now, the number that we're paying this
20 year is \$257-and-change. And you can see here that by
21 getting some of the cost of capital improvements out of
22 the maintenance budget, the number drops down a little
23 bit.

24 Now, this number again -- I told everyone and I'll
25 remind you again -- that this is based on a number going

1 in of \$8 million. So what does everybody think is going
2 to happen if that number comes in at \$4 million? These
3 numbers are cut in half, right? Everyone understands
4 that?

5 These numbers, for demonstration purposes, are
6 financing this \$8 million over a 30-year period, and
7 I want to talk about that in a little bit. We can't
8 finance tree-cutting, right, because if we don't do
9 anything, if we don't mow another canal bank, then in
10 five years we've got trees again.

11 So it would be insane to be paying on a 30-year
12 note and then five years into it you have to do it all
13 again.

14 So the only thing that we could stretch the
15 payments out over, with the principal objective being to
16 take all this data -- and what really matters the most to
17 all of us is, what's the least amount of money that I'm
18 going to get hit with in a year on my tax bill? That's
19 the overriding objective that we have here.

20 We can't make it go away or wish it away, so how
21 do we approach this thing? We drive the cost of the
22 work down, we look at alternate strategies, alternate
23 materials, we do good bidding processes, which we haven't
24 arrived at yet, of course, to get a lot of information,
25 you know, a blitz out there and make sure everyone knows

1 that this work is coming and we can get a lot of bids.

2 And, again, here on this top table you'll notice,
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3 like I said, these are proposed numbers; these are not
4 set in stone. But, again, this is what would happen in
5 the scenario where we're wrong about the economy and
6 we're wrong that the bids are going to come in less
7 and we use up all of our contingency, and we arrive at
8 \$8 million.

9 So this is what we're trying to present as a worst-
10 case scenario. And, believe me, we're going to work hard
11 to beat all these numbers.

12 The last person I'm going to call here before we
13 get to Landowner Comments is Terry.

14 MR. LEWIS: Very, very briefly, to make sure you
15 understand where we're going with the process, this
16 public hearing is step two in a three-step process, step
17 two in a three-step process. If you read the agenda, it
18 says, "Consideration of Preliminary Approval of the Water
19 Control Plan Amendment", which is exactly what it is.

20 The first hearing that we had in January, the board
21 passed the resolution directing staff to put the notices
22 in the paper that drew the nice crowd out tonight and the
23 plan for the meeting.

24 Step two is preliminary consideration of the Water
25 Control Plan Amendment. After public hearing, for

1 anybody that wants to speak, has been held, the public
2 hearing will be closed, the board will have comments
3 among themselves, and they can determine to either
4 stop the process, amend the proposed amended plan, or

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5 preliminarily adopt the amended plan and direct staff
6 once again to go through the notice period for the final
7 hearing.

8 There will be two notices in the newspaper once a
9 week for two weeks. And if we have a final hearing, that
10 hearing will be held statutorily between 25 days and 60
11 days after the last published notice in the newspaper.
12 So in all likelihood, if we go to public hearing, that
13 public hearing on final consideration would be at a
14 hearing in April.

15 And that's the procedure.

16 MR. MAUCK: Okay.

17 MR. DAVIS: Dave, before you go ahead, somebody
18 lost that (indicating), if you want to mention it, so
19 they won't walk out and forget it.

20 MR. MAUCK: I was just handed a little thing here,
21 if someone is missing a little badge here, City of New
22 York Police badge, I guess you can claim it after the
23 meeting up here at the front table.

24 Oh, here we go, found the owner.

25 Okay. Well, again, as I mentioned, we have a

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1 stenographer, so we're going to go to the next phase,
2 which is for Landowners' Questions/Comments, and we'll
3 begin to call folks up.

4 Again, I'd ask that you speak clearly. We've got a
5 lot of people, I believe, that want to talk, so let's try
6 to keep it to three minutes or so.

7 MR. McCORMICK: Did you want to talk about going
8 ahead with bids on Canal 6 before Comments?

9 MR. DAVIS: What I'd like to do, if it's okay with
10 the board, is to go ahead and --

11 UNIDENTIFIED VOICE: You need a mike.

12 MR. DAVIS: What I'd like to do on Canal 6, if it's
13 approved by the board, is to go ahead and seek bids from
14 these people that bid on Canal 3 for Canal 6. Probably
15 get a better price from whoever does Canal 3 because he
16 doesn't have to move his equipment as far.

17 So I'd like to go out and get some sealed bids to
18 have at the next meeting or either have a special meeting
19 just to open them, once we get them in, in the next two
20 or three weeks.

21 MR. McCORMICK: And the gentleman was asking a
22 question of how we did the bids on the last one.

23 MR. DAVIS: By word of mouth and what was in the
24 telephone books.

25 MR. McCORMICK: By word of mouth, off the Internet,

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1 telephone books. It's kind of a specialty trade, the
2 people that have the big machines with the big grinders,
3 so there's not a lot of them out there. And the people
4 who have been coming to the meetings that have been
5 hearing this also get involved, and --

6 UNIDENTIFIED VOICES: Can't hear you.

7 MR. DAVIS: You need the mike.

8 MR. McCORMICK: And the people coming that have

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9 been coming to the meetings and know the work is going
10 on, they are also involved in trying to find people to do
11 the work cheaper. But if anyone here knows anyone in the
12 tree-grinding business, they'll have to have the long-
13 boom excavator. And I think we should put an ad in the
14 paper just to let people know they're --

15 UNIDENTIFIED VOICE: No board member allowed to bid
16 on any job. No board member allowed to bid and get any
17 job benefitting from any job. No board member at all.

18 MR. McCORMICK: No, no.

19 UNIDENTIFIED VOICE: There's one board member
20 construction guy, businessman, or whatever.

21 MR. McCORMICK: No, we don't bid on any work. We
22 don't bid on anything.

23 MR. MAUCK: I've got a chain saw.

24 (Laughter)

25 (Simultaneous discussion)

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1 MR. McCORMICK: So, anyway, this is what we try to
2 do. If we can get a big crowd to come to every meeting,
3 everyone will be more informed, people will help us get
4 the word out to help us get more bids so that we can get
5 better prices on the work.

6 UNIDENTIFIED VOICE: You talk about announcing
7 bids. There are a couple of local government boards we
8 should be using.

9 MR. MAUCK: Oh, we do, we do.

10 MR. McCORMICK: One thing, before I give it to

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11 Dave, when we know the price is going to be so low and if
12 we spend a whole lot to advertise it, we're backing up.
13 If we have a \$5,000 bid, and we know it's a good price,
14 and we spend \$5,000 advertising for the bid, we haven't
15 done any good.

16 UNIDENTIFIED VOICE: I got that. We're talking
17 about an \$8 million effort here.

18 MR. McCORMICK: No, in the \$8 million effort
19 everything is going to be big money. We're going to use
20 every avenue possible and will welcome any comments from
21 anyone to tell us how to do it any better.

22 MR. MAUCK: First of all, to answer the gentleman's
23 question, there is a binder thicker than this with
24 respect to our procurement and bid process. First of
25 all, we have obligations, as I mentioned, as a local

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1 quasi-governmental body in the State of Florida to adhere
2 to those strictly.

3 We also use -- there's a number of services out
4 there, as you must know, the Dodge Report and others,
5 that are clearinghouses for government and other bids.
6 We use several of them as it is right now.

7 So the goal is not to put bid notices in obscure
8 places. Again, upon review, if anyone is interested
9 in looking at what we've done on past bids, all that
10 information is available. You can find out where we put
11 it, where we placed it, how many people responded, how
12 many people no-bid, what the results of the bid openings

13 are. You can find out that information on bids five
14 years ago, if you like.

15 So, with that, I'm going to begin. I guess we'll
16 call some folks up here that have comments.

17 Forgive me for names in advance. Mike Piwowarski?
18 On Caesar Avenue.

19 MR. PIWOWARSKI: I've been sitting down too long.
20 Sorry, I didn't know I was going to be first.

21 Mike Piwowarski on Caesar Avenue. I want to
22 address the board, so I guess I'll stand this way.

23 I understand the work needs to be done. My only
24 objection is the cost, taking the economic times into
25 consideration.

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1 Just again, living in the estates, and I don't
2 know where you gentlemen live, again it seems like the
3 minority of the ownership out here is going to pay the
4 majority of the cost for something that doesn't affect
5 us as much with these improvements.

6 I guess my recommendation would be, you know, make
7 this per parcel rather than the size of the land, you
8 know, spread the cost out a little bit more so my large
9 piece of property in the back that I was fortunate enough
10 to buy years ago, I don't have to pay out the back side
11 now for it.

12 MR. McCORMICK: That's what was done with the
13 benefit study.

14 VOICES: Can't hear you.

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15 MR. McCORMICK: Oh, sorry. That's what was done
16 with the benefit study.

17 Terry, I believe I'm right, everything has to be
18 done on a per-acre basis? We can just change the cost
19 per acre to the benefit?

20 MR. LEWIS: Well, things need to be done so that
21 you pay your pro rata share of receiving the benefit.

22 VOICES: Can't hear you.

23 MR. LEWIS: The assessments need to be calculated
24 so that each landowner pays their pro rata share of the
25 cost of the benefits. That's the specific legal

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1 requirement.

2 You usually have an economist, you know, someone
3 who's a specialist in the field, come in, analyze what
4 the costs are, determine as best they can -- it's not an
5 exact science, but it's fairly close -- you know, who is
6 receiving benefits from which improvements are going in.
7 And it's kind of, you know, the results are the results
8 that they are on that.

9 There's some flexibility in doing this, but not
10 much. Like I said, it's not an exact science, but we
11 looked at parcels, we looked at acres, and we determined
12 that the fairest way to do it is the way that's being
13 proposed. We've gone through this now about a half dozen
14 times.

15 MR. MAUCK: And, furthermore, it was discussed at
16 a couple of meetings ago, but the Burton folks even went

17 so far as to dig way down into the bowels of the budgets,
18 identifying the costs of specific pieces of equipment
19 that did specific types of work. So the big gang mowers
20 and their costs and fuel and manpower went to the
21 estates, for the most part, as opposed to the city
22 section, whereas gutter cleaning and stormwater cleaning
23 that happens predominantly in the city section did not
24 go to the estates.

25 And then as Mike explained, backbone, which we've

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1 termed it, the things that carry the water from the
2 District in its entirety over to the Econ, those were
3 just equally split across.

4 But I appreciate your comments.

5 MR. McCORMICK: Does that make sense?

6 MR. MAUCK: It's something we tried to address.

7 And I would also add, in July we were looking only
8 at how to assign the costs of the capital, and I know
9 it's been the interest of a lot of folks for years to
10 also address how the maintenance money gets appropriated.

11 Folks in the city say, my god, I spend all my money
12 and it goes to these big mowers in the back; and the
13 people in the back say, my god, all my money goes to
14 cleaning out all those underground pipes up there.

15 So we did, with earnst, bring in a third party that
16 we paid to try to address all those things, and the irony
17 is it really wasn't far off in the end. But it was not
18 something that was skimmed over; it was something that

19 was hours and hours' worth of work and a detailed look.

20 MR. McCORMICK: And that's also why the cost per
21 acre in the front, because most of the work that needed
22 the biggest majority of the work is only going to be done
23 in the front; it will never be done in the back. So the
24 front is carrying the cost; the city is carrying the
25 cost. That's why on the improvements they're at \$700 an

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1 acre, whereas in the estates you're at \$130 an acre.

2 The total cost may be less because they only have a
3 quarter-acre, but they're carrying their burden because
4 of the work that's being done in the city, and you're
5 carrying your burden in the back.

6 And there's a certain part that we're all carrying
7 together, because what's done for us today will have to
8 be done for you tomorrow; what's done for you today will
9 have to be done for the city tomorrow. So we've done it
10 as fair as we can possibly do it.

11 MR. PIWOWARSKI: I understand. My concern again
12 is, you know, you're asking me to pay another \$600 this
13 year, and for 30 years, to pay for something that will
14 benefit me if I drive down Abalone or if I don't have to
15 worry about a flood up here or something like that.

16 MR. MAUCK: No, all of the secondary canals in
17 the back end up dumping into those main canals. I mean,
18 there is no water that goes to the Mormon property; it
19 all goes over to the Econ.

20 So if you look at the breakdown of what's in these

21 costs, there are miles of those canals and a great number
22 of really big riser barrels, which are going to be
23 expensive, that go out through this system, so those
24 costs we share.

25 MR. PIWOWARSKI: Again, I'm just saying, if you

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1 make that per parcel, it seems like my local government
2 is the only one that penalizes me for having a large
3 piece of land. With the federal government I'm taxed
4 by being an individual, not by the size of my property.

5 MR. McCORMICK: I can explain that.

6 MR. PIWOWARSKI: Well, it's just that you're saying
7 you're taking into consideration the hard times of the
8 economy, and throwing another \$600 on me right now is
9 just not the best thing.

10 (Appl ause)

11 MR. MAUCK: I appreciate that. I live in the back
12 and I feel it, too, and I understand exactly what you're
13 saying.

14 I will tell you something that's also unique about
15 Ranger Drainage District is that we don't tax based on
16 the assessment. So perhaps, you know, you feel like I do
17 when you look at your tax bill right now with the County,
18 who bases it on our home value, I have serious issues
19 with the fact that --

20 UNIDENTIFIED VOICE: -- they haven't dropped those
21 at all.

22 MR. MAUCK: Right. So we just look at it, whether
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23 the economy is good and people's housing prices soar,
24 Ranger Drainage doesn't fluctuate with that. It's just
25 very simple math: Divide by the number of acres and come

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1 up with the total cost.

2 MR. McCORMICK: Can I say one other thing? The
3 reason it's done on an acre basis, if you look at the
4 golf course here, they have a hundred acres, okay. This
5 could easily be cut up into houses. We could put a lot
6 of houses in here and that cost would be divided up
7 between people, but because they have a hundred acres,
8 they have to take up -- because they chose to have a
9 hundred acres, if this place was full of houses and you
10 did it on a per-house basis, there would be a lot more
11 houses to tax. But they chose to have a hundred acres;
12 that's why it costs them more. And if you own five
13 acres, it costs you more than somebody who owns one
14 because that could be split up more --

15 MR. PIWOWARSKI: I understand, I'm not saying --
16 I'm saying per house, per property owner, per individual,
17 that person's name on a deed.

18 MR. McCORMICK: Would it be fair for the golf
19 course or someone else that owns a hundred acres out here
20 to pay the same thing as someone who --

21 MR. PIWOWARSKI: We're not talking about fair.
22 State and federal level, I'm taxed as an individual.
23 Locally, I'm taxed because I bought -- when I bought my
24 property in the back, it was cheaper than up front, which

25 is why I moved into the back.

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1 MR. MAUCK: Well, I hear you, and I appreciate the
2 comment. I will tell you that the one thing that I have
3 a hard time rationalizing, whether it's right or wrong or
4 otherwise, it was exactly what we all signed up to when
5 we bought this property out here. I think one of the
6 things that would be unfortunate would be that if we
7 change the deal, because what would happen if we went to
8 a per-parcel basis, for example, is that the city price
9 would go through the ceiling and people who have smaller
10 parcels would see a significant rise, too.

11 And, again, whether it's right or whether it's
12 wrong, we all signed up, either consciously or
13 unconsciously, to a per-acre basis when we all moved
14 out here.

15 But I do appreciate your comments.

16 MR. PIWOWARSKI: Sure, I understand. I'm just
17 saying that perhaps now is not the right time. I know
18 it's got to be done, but it hurts right now.

19 MR. MAUCK: Sure. Appreciate it.

20 Ephraim?

21 UNIDENTIFIED VOICE: I didn't sign up to speak.
22 I just wanted to say hello to the board members.

23 (Laughter)

24 MR. MAUCK: Ephraim was our underground-pipe guy
25 who used his extensive experience, as he describes, as

1 the world's greatest dry cleaner.

2 (Laughter)

3 MR. MAUCK: But he did a super job, I've got to
4 tell you.

5 Is it Simondac, 3101 Archer? There's a check mark
6 to speak to the board. Did you want to speak?

7 UNIDENTIFIED VOICE: No, no, forget about it.

8 (Laughter)

9 MR. MAUCK: Okay. Gretchen Roman?

10 MS. ROMAN: I just want to know about the
11 difference -- (inaudible) -- in salary increase for the
12 employees at a time like this.

13 COURT REPORTER: I'm having a hard time hearing.

14 MR. MAUCK: I'm sorry, I can't hear you.

15 UNIDENTIFIED VOICE: How can you justify the salary
16 increase, is what she's asking.

17 UNIDENTIFIED VOICE: How can you justify a salary
18 increase?

19 MR. MAUCK: I'm sorry, please, we want to hear.

20 UNIDENTIFIED VOICE: I just want to know about --
21 (inaudible) -- salary increase for employees at a time
22 like this -- (inaudible) -- you know, per hour.

23 MR. MAUCK: What she's talking about is that we did
24 authorize a two percent salary increase for the hourly
25 folks at Ranger Drainage and how can we justify that in

1 tough times. Is that your question?

2 UNIDENTIFIED VOICE: Yes.

3 MR. MAUCK: Simply, while I realize that everyone
4 is facing tough times, two percent is below what the
5 cost-of-living increase is. Any index that you go look
6 at, it's a significant reduction in what that would be.

7 And I guess the way we justify is that we already
8 ask an awful lot of these people out here, and they have
9 been performing and doing a great job, and we gave them
10 two percent. We have six people to maintain 10,000 acres
11 out here, and they're committed, long-time employees, and
12 we justified it by giving them a marginal increase.

13 Now, if you take a look at their salaries and what
14 these folks actually make per hour, they're not rock-star
15 wages, and you would not be able to go buy a cup of
16 coffee with their two percent increase in one day. So
17 it may sound like a big number, but it's not.

18 UNIDENTIFIED VOICE: Every company out there is
19 cutting the salary, including mine. They cut my salary.
20 I used to get 800, I'm making now 600. Every single
21 company out there, they're cutting, at least hold it to
22 the next year or the following year.

23 I don't think it's right. I know they work hard.
24 I work hard. I'm a truck driver. I just came from
25 Georgia, and I left last night to be here at this

1 meeting. And I don't think it's right that they just
2 get -- I know two percent, \$13 is nothing, but you've got
3 to increase the benefits, too, you know. So that is not
4 right.

5 MR. MAUCK: Understood.

6 (Applause)

7 MR. MAUCK: Thank you for the comments.

8 Next we have --

9 UNIDENTIFIED VOICE: (Inaudible) -- hard times. We
10 got one of them here getting a new truck every two years,
11 and he's driving from here at least 150 miles a day --
12 (inaudible) -- he come here. My gas, my toll, every day,
13 and you give him a two percent increase?

14 MR. MAUCK: No, he did not receive an increase.
15 No, he did not. He did not.

16 (Simultaneous discussion)

17 MR. MAUCK: Listen --

18 (Simultaneous discussion)

19 MR. MAUCK: -- listen, listen. Sir, with all due
20 respect, you were not on the sign-up sheet. If you are,
21 I'll get to you. But, again, we're going to have an
22 orderly meeting, please. We have got to get through
23 this.

24 UNIDENTIFIED VOICE: (inaudible) -- next time you
25 will.

1 MR. MAUCK: Absolutely, you're right. And I'd
2 welcome you to come up here and spend the time that I

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4 have spent and anybody else up here.

5 UNIDENTIFIED VOICE: (inaudible) -- benefit from it
6 later on.

7 MR. MAUCK: Okay, next is Nancy and Richard
8 Ellison.

9 MS. ELLISON: I'm the spokesperson for the family.
10 What I'm concerned about is, you say this
11 assessment can be increased according to inflation?

12 MR. McCORMICK: Not the capital improvement, ma'am,
13 only the regular maintenance, because if diesel fuel goes
14 up, we have to buy it and put it in the tractor.

15 UNIDENTIFIED VOICE: Take the mike, please.

16 MR. McCORMICK: The only thing that can go up is
17 the annual maintenance assessment, not the capital -
18 improvement money that's being borrowed. It won't ever
19 go up. It will be a fixed interest rate. It will stay
20 the \$130 an acre if you're in the estates. And we use
21 it all.

22 Only the maintenance assessment, because as the
23 cost of things goes up, because if it costs more for
24 diesel fuel, you know, like it went up to \$4.00 a gallon,
25 now it's \$2.30, we have to run the tractors to mow the
grass. If the cost of that is going to go up, the cost

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1 will have to be reflected because it costs more to mow
2 the grass.

3 That's what we're talking about will go up
4 annually, not the capital improvements. It will be fixed

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for 30 years.

6 MS. ELLISON: Okay. And also, I know on Abalone,
7 where we are, we've been there for 22 years, and the
8 drainage has been fixed twice. Well, it was built over
9 20 years ago when there were only a few houses on the
10 street but us, and then it has been done since then.

11 So do you think you're going to have a fourth
12 amendment before we've paid off the 30 years?

13 MR. MAUCK: No.

14 (Applause)

15 MS. ELLISON: Okay, I'm glad to hear that, even
16 though I won't be here. But I'm looking out for other
17 people, my daughter, for one.

18 (Laughter)

19 MR. MAUCK: Thank you. No, I just want to let
20 everyone know that the point of talking about a fourth
21 amendment wasn't to say that we've got a fourth amendment
22 in the works. It was to point out that our permit
23 doesn't expire unless we screw up.

24 So who knows how long it's going to live on? And
25 it is only inevitable that there will be more amendments

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1 that come, and certainly given the fact that our permit
2 has provisions in there that as Wedgefield continues to
3 grow and develop, there are other conditions that need
4 to be met which will have to happen in the future.

5 So I hope I didn't confuse anybody.

6 Roger Gray?

7 MR. GRAY: I don't need the mike.
8 You just said there won't be a fourth amendment
9 unless we screw up. If you guys do screw up, who do we
10 go after if you screw up?
11 (Laughter)
12 MR. MAUCK: Mr. Gray's question, I think, is: If
13 we screw up, who do you go after? Is that your question,
14 sir?
15 MR. GRAY: Yes.
16 MR. MAUCK: Well, this is the situation where again
17 the board, who sets policies and oversees the day-to-day
18 operations, if we get it wrong, the District pays. There
19 is nobody else.
20 UNIDENTIFIED VOICE: You've been getting it wrong
21 for more than ten years. What's going to change?
22 UNIDENTIFIED VOICE: 30 years.
23 MR. MAUCK: The District pays, the landowners
24 pay. So that's why it's really important to be paying
25 attention and make sure that we do what we have to do.

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1 MR. GRAY: Okay, my next question is: The proposed
2 \$600 per acre approximately, when you do go out and
3 propose this bid, if you do come back at, say, \$4 million
4 instead of \$8 million, which is probably lower than what
5 it will come back, does that mean it's going to less than
6 \$600?
7 MR. MAUCK: Yes. His question is: If the bids
8 come back on this work in the future at a lesser price

9 than the \$8 million, would the contribution be less per
10 acre? And the answer is absolutely yes.

11 I want to make sure everyone understands that the
12 intent is not to put a big number out there, get the work
13 accomplished, and take the savings and put the savings
14 into some jar in the back yard. The intent is to push
15 as much money back into the District and back directly
16 to the landowners.

17 MR. GRAY: Third and last question: You did say
18 you put in a proposal with "X" approximately 15 to 20
19 percent for contingency; correct?

20 MR. MAUCK: Yes.

21 MR. GRAY: Now, would that 15 percent -- say you do
22 come in at that budget with that extra 15 or 20 percent
23 contingency rate, where does that money go? Where does
24 the 15 to 20 percent go?

25 MR. MAUCK: Well, the explanation of what the

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1 contingency thinking is, is that the \$8 million
2 represents between ten and 15 percent contingency
3 assigned to the different projects. So what that really
4 means is that the cost that we think it's going to come
5 in at using traditional estimating methods is 15 percent
6 less than \$8 million. So the 15 percent gets added onto
7 the cost, equaling \$8 million in total.

8 So, again, I think there's two opportunities for
9 some big savings in that. First is that the cost of the
10 work comes in under what our estimate is. And, two,

11 hopefully, everything goes right, which is what you
12 normally use contingency for, something doesn't work
13 out right.

14 You know, it's been the experience out here that we
15 go for the low bid sometimes, and that contractor falls
16 down on the job, and then we've got to hire someone else
17 to come in and complete the work, and that's usually an
18 extra cost. And that's where we put that contingency
19 aside for. It's holding on to some additional money, at
20 least until that work is completed, so that if something
21 goes wrong or unforeseen, you know, we're covered.

22 Because here's the consequence, folks: If we ran
23 everything at the line with no contingency and something
24 went wrong, there's only one -- the District has a
25 \$200,000 line of credit, and that's it. And the \$200,000

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1 line of credit is a short-term loan we have to pay back
2 in the next year. And that money -- the District cannot
3 run at a deficit.

4 What that means is, if there's a \$400,000 "oops"
5 and our operating budget goes from \$1.45 million a year
6 on maintenance to \$2 million a year, then that means in
7 one year you're going to see a jump that is that same
8 percentage of increase, because we cannot carry that
9 debt.

10 You have a \$200,000 line of credit which is
11 supposed to at least get you through the hailstorm, so
12 to speak, but you have got to recoup that money and pay

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13 it back in the next year.

14 That's what's so dangerous about the way we've been
15 operating, where everything comes from the maintenance
16 budget.

17 MR. GRAY: I don't understand that. You have a
18 \$200,000 budget --

19 MR. MAUCK: No, we have a --

20 MR. GRAY: I'm just using that as an example.

21 MR. MAUCH: Okay.

22 MR. GRAY: You have a \$200,000 budget. You bid out
23 a job that comes in at 180,000. I understand what you're
24 saying, okay, that five percent contingency, but you do
25 come in at 180, but you tax the citizens for \$200,000.

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1 Where does that five percent stay?

2 MR. MAUCK: Again --

3 MR. GRAY: That's what I'm saying.

4 MR. MAUCHK: Okay, yes, the question for everyone
5 is, his example is that if we have \$200,000, for example,
6 as a line item in the budget, which includes contingency,
7 and the work comes in and is completed, right, and
8 everything goes okay for \$180,000, where does that money
9 go? The money comes right back to the landowners.

10 MR. GRAY: In what form?

11 MR. MAUCK: Well, two ways. If it's a maintenance
12 item, it comes back to you as a credit on your taxes in
13 that year.

14 If it comes in under with respect to a capital

15 project, which is financed over a longer term, you can
16 use that savings to pay down your debt and either reduce
17 payments or shorten the term of either a bond or loan or
18 whatever the vehicle is to finance it.

19 MR. GRAY: Thank you.

20 MR. MAUCK: You're welcome. Did we cover it all?

21 MR. GRAY: Yes.

22 MR. MAUCK: Okay. Bob Braun, Netherland? After
23 that, we'll have Diana Dannt.

24 MR. BRAUN: You can hear me, I guess. I wrote a
25 statement. I'm not very good at public speaking.

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1 The tax that's proposed that affects me directly
2 will cost me \$120,000 over the next 30 years, which is
3 probably more than anybody else has, so I have a five-
4 minute statement, if I may.

5 My name is Bob Braun. I'm just an ordinary citizen
6 of Wedgefield. I'm not used to speaking, but there are
7 things that I have to say.

8 I live in the city. A lot of you guys know me.
9 My home is right across here on Netherland Street. It's
10 worth about \$275,000. Ranger tax is \$50, going up to
11 \$250, five times.

12 I also own a large lot in the estates area. I
13 bought it planning to build a house. The plans fell
14 through. Life happens. Anyway, the Ranger proposed
15 tax on that property is \$4,000 per year for the next
16 30 years, \$120,000. That's more than the property is

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worth.
America is in trouble. We're at the beginning of the worst economic period of our lifetimes. Home values have plummeted everywhere, including in Wedgfield. But that is nothing if this tax goes into affect. Homes in this community, all homes, not just the estates taxes, will drop even more in value, maybe some even becoming unse llable.

We are Wedgfield, a very nice community. We are

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for the most part a middle-class community, a place where, like everywhere else, we raise kids, we take care of our pets, we work, we play, we play golf. We are a community.

There should be no thoughts of city area and estate area, yet whenever an issue arises that involves costs, whether it's Ranger Drainage District or the homeowners association, we somehow get divided into separate and opposing groups.

I'm in the older generation here in Wedgfield. My children are grown and no longer in the public school system. So why should I pay a school tax? I buy books. My neighbor takes books and DVDs out of the library. Let them pay the library tax, not me.

None of you has a problem saying that these arguments are ludicrous. The law is simple: We each pay our portion of those taxes based on the value of our property. So those with the larger and more luxurious

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19 homes pay more for the privilege of having a good library
20 system than those of us who have more moderate homes,
21 whether you have kids or not, whether you use it or not.
22 The Ranger District says my lot is bigger; and,
23 therefore, I have to pay more of their tax. It doesn't
24 matter whether I use the drainage system or not. Why
25 should that issue be different than school tax or library

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1 tax? The District answers that more rain lands on my
2 larger-acre lot. So how about if I go out there -- and
3 this is on my lot out in the estates area -- so how about
4 if I go out there and grade the land and dig a big hole
5 in the middle and have a pond? Will you then not tax me
6 because none of the rain is draining off? No.

7 There wasn't a legitimate reason for taxing based
8 on acreage of lot back when the project first started.
9 There were no houses built here, and the taxes were
10 relatively minimal.

11 That reasoning doesn't work today. There is a law
12 that exists that was passed down from the U.S. Supreme
13 Court that says tax must be based on value, not size, not
14 parcels, but on value. That's what "ad valorem" means.
15 That's how Orange County taxes us.

16 There are some exceptions. For example, we all pay
17 the same garbage tax, and where there are street lights,
18 we all pay the same amount for that.

19 There's a similar reason for ad valorem tax; and,
20 that is, if you can afford a \$10 million home, then you

21 can afford more in taxes, just like income taxes, the
22 more you earn, the more you pay. Basically, the rate is
23 the same, and the rate is what makes it fair.

24 The Ranger tax is far from fair, and it will ruin
25 this entire community if you let it happen, because when

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1 the estates properties in the back with the large
2 acreages go down in value, all of Wedgefield is going
3 down in value.

4 So there are two solutions that I see. One is, the
5 law that established the Ranger District has a provision
6 in it that says on petition you can change the method of
7 tax from non-ad valorem to ad valorem. That's what I
8 think should be done. Everybody pays based upon the
9 value of their house, and that's fair. The Supreme Court
10 said that's fair.

11 We are all residents of Wedgefield. We all share
12 in the cost of expenses. We should all share in that
13 cost equally, based on what we have and what we can
14 afford.

15 Solution "B", we live in Orange County, all of our
16 taxes at the top of our tax list are to Orange County.
17 We're paying them for services. Other people are getting
18 water drainage that's paid by Orange County; why not get
19 Orange County to chip in here to see if they can pay a
20 portion of it, because we're paying taxes to them. Let
21 them give a little bit back to us to help defray those
22 costs.

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(Applause)

24 MR. MAUCK: Thank you, Bob. Is Diana here?

25 UNIDENTIFIED VOICE: I took Diana's place.

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1 MR. MAUCK: Mary Palmer?

2 MS. PALMER: I didn't plan on speaking tonight, so
3 if I'm a little all over the place with this, bear with
4 me, because I wrote it down as everything was going on.

5 But I do have to agree with Bob; I think his idea
6 on taxing on value is a really good idea. I think that
7 the way that we've got it figured out isn't fair.

8 I've been here for over ten years, and I have a
9 big piece of property, and I've paid a lot of taxes over
10 the years, and I've always thought that that was done
11 unfairly.

12 I also do want to ask about why RDD feels they're
13 entitled to raise us in the retirement fund, which I know
14 has been addressed a little bit before, when the folks
15 paying -- you know, when right now we should be thankful
16 we even have a job.

17 I know there are probably people in this room right
18 now who have lost their job. There's probably people
19 ready to be foreclosed on right now. This tax will
20 probably push them over the edge.

21 And there are foreclosed homes in this development.
22 How are they going to collect from those if the bank goes
23 bankrupt? And we're looking at making it even higher on
24 the person that's in here.

I don't understand why this can't be done over time

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1 and paid for over time. I don't know why we have to take
2 out such a large amount right off the bat. I just don't
3 seem to understand that.

4 When I have something done at my house, I either
5 save up and have it done then, or I take out a small loan
6 and have things done little by little and pay for it
7 little by little, one at a time.

8 You know, what if -- well, the other thing I want
9 to ask is, again -- and I've said this before to Orange
10 County -- I think they need to come out and do a study
11 and see if they need to reconsider having RDD here and
12 take over RDD pursuant to Florida Statutes. I want to
13 make that a formal request.

14 (Applause)

15 And then just the last thing I want to say is that
16 I understand that you're in a hard position. This is a
17 job that I certainly would not want to do.

18 But when the two new members here ran for the
19 board, you came out to the estates and talked to us
20 individually as owners, and one of the things that you
21 said was that you were against this bond.

22 (Applause)

23 MR. McCORMICK: Thank you, appreciate your
24 comments.

25 If you were out at the estates when we talked,

1 you'll know that there was something that I said. I said
2 I'm against the bond. I said I'm against a lot of this
3 stuff, because I didn't understand the need for it, and I
4 didn't believe the amount of work that needed to be done.

5 And I stood up, and I said, but if it has to be
6 done and we find that it needs to be done, and if a bond
7 is the best way to save the people the most money, I said
8 I will go through with it, but I don't want to.

9 I still state that today; I still don't want to.
10 This meeting is not about a bond. We're just showing
11 you what it would be if we got one. This is just about
12 approving this.

13 There's some work in here that needs to be done and
14 has to be done, and the cost of not doing it is going to
15 far exceed what it will be if we don't.

16 MS. PALMER: And what about the cost of all the
17 people who might lose their homes? There are people
18 right now who are barely making it month to month. I'm
19 going to be paying -- I don't know, I haven't done the
20 math, but at least \$200 more a month.

21 MR. McCORMICK: My question is: What happens if
22 we violate our permit and they come in and take over and
23 make us fix it and then we don't even have a say?

24 MS. PALMER: Maybe Orange County needs to come and
25 look at that.

1 MR. McCORMICK: And what Dave was telling you, if
2 Orange County does do it, we will still pay and we will
3 have less say.

4 (Simultaneous discussion)

5 MR. McCORMICK: If you can get Orange County to do
6 it, it would be wonderful, but I don't think we're going
7 to get them to pay any more money. If we could get two-
8 fifty out of them, then that's about it. I wish we
9 could.

10 We've sent letters; Terry has sent letters; we get
11 letters back asking them to please chip in. We feel that
12 they should at least mow the sides of the road for us,
13 because they do it everywhere else. They sent us back a
14 letter from their attorney saying, we are not going to
15 because the roadside swales are part of the drainage;
16 it's your responsibility; we're not giving you a dime.
17 They said if it's under road, we'll chip in.

18 MS. PALMER: Well, that's because Ranger exists.

19 MR. McCORMICK: That's true, but what Dave was
20 telling you, he has researched other districts that have
21 been dissolved, and when they're dissolved, the special
22 district tax does not go away; it is just charged by the
23 County. So all you would be changing is the name.

24 MS. PALMER: But I don't believe that the County
25 would need to take a \$30 million bond out either.

1 MR. LEWIS: What David said is correct. I'm the
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2 one person in the room that has perhaps experienced this
3 more than one time. I have helped dissolve districts.

4 And, by the way, you can't just have the County do
5 it; it takes a special act of the legislature to dissolve
6 this District.

7 UNIDENTIFIED VOICE: (Inaudible)

8 MR. LEWIS: That's fine, but when you do that, you
9 know, that special act must include a plan to take over
10 the works of the District, the assets and liabilities,
11 and maintain and operate them.

12 In each case when this has happened, whether it's
13 been in the city or a county, the county has done that
14 and done just what Mr. Mauck said; they have created a
15 dependent district. It won't have a governing board that
16 will be answerable to you. They won't be here. They'll
17 have one county commissioner.

18 They will set an assessment just like the
19 assessment that Ranger is capable of setting, and you'll
20 pay exactly what you pay now, and you'll have to go
21 downtown to Orlando to complain about it. That will be
22 the big difference.

23 MR. McCORMICK: The only difference is you'll be
24 complaining to people that care less about you because
25 they don't live with you.

1 UNIDENTIFIED VOICE: Right, they're not your
2 neighbors.

3 MR. McCORMICK: I don't mean to interrupt you, but
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4 I have a thought on my mind and I want to go through with
5 it.

6 What he was showing on the board earlier, we had
7 a \$257 maintenance assessment last year. It was higher
8 than it's ever been, and the reason is because so much
9 work had already been done on this and we owed the people
10 money that had done the work. They were expecting to
11 get paid for the work when the last amended work plan
12 went through.

13 We all stopped it. Every time we stopped it just
14 to send a letter to you people so you know about the
15 meeting tonight, it cost us close to \$6,000. Every time
16 we stall and change it, it's another \$6,000. Every time
17 we ask this man to re-amend it, it's more money. Every
18 time we have a meeting, we have to pay someone.

19 We're not even for sure that everything in this
20 book has to be done. We know a lot of it definitely has
21 to be done, and we know that some of it looks like it
22 needs to be done.

23 Some of the people that were on work groups said
24 some of these pipes look like they don't need replacing,
25 and the engineers agree that they might not need

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1 replacing. We're saying, if it looks like a problem,
2 we're going to go ahead and put it in. We going to get
3 the funding to go get some cameras to pay to run through
4 the pipes. If they don't need replacing or if it's not
5 a dire emergency, we're not going to replace them. That

6 will be money that will come off the top.

7 There's a lot of stuff in here that can wait a
8 while. We're not saying that we're going to borrow all
9 the money tonight to do all these projects. There's
10 going to be other meetings down the road to talk about
11 how we're going to fund them, what has to be done now
12 and what can be done later.

13 We're just trying to accept this Water Control Plan
14 so that we can move forward and have the money to move
15 forward to find out what needs to be done and the best
16 avenue to pay for it.

17 I just wanted to get that out.

18 And the cost of the two-fifty that you paid this
19 year on your taxes, I believe that that was just below
20 \$200; wasn't it?

21 MR. DAVIS: One-eighty-nine before we raised it
22 back.

23 MR. McCORMICK: You would have only paid \$189 on
24 your taxes, but because -- per acre, I'm sorry, \$189 per
25 acre on your taxes had we not stalled it to look into it

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1 deeper.

2 So we've done everything that we said we're going
3 to do. We're still trying. We're going to try to save
4 money. We're going to try to cut back everywhere we can,
5 but some things just have to be done.

6 I'm sorry, I'll get you, but this guy is first.

7 UNIDENTIFIED VOICE: Okay, I have a couple of
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8 questions, the first being --

9 MR. MAUCK: Did you sign in, sir?

10 UNIDENTIFIED VOICE: I did sign in.

11 MR. MAUCK: We'll get to you. And, Ms. Palmer,
12 with all due respect, I never said I was against a bond.
13 I do bonds in my work. What I said to everyone in this
14 community and I believe that I've lived up to, is, number
15 one, I wanted to get as much information into the
16 community as possible. And I think my acts speak for
17 themselves.

18 Number two, as I said, I've got experience in
19 contracting; legal; engineering is my background; and in
20 management. I'm a general manager at my daytime work in
21 a publicly held company. I have to worry about Sarbanes-
22 Oxley; I have to worry about other compliance issues.
23 I do DOD work, and I do commercial projects. And if
24 anything in my repertoire could somehow benefit the place
25 where I live, I would certainly be willing to bring my

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1 knowledge and experience to the table if anyone would be
2 interested in that.

3 That's what I said. Let's just be clear.

4 And the second thing I say, I can tell you most
5 days that the aggravation associated with trying to work
6 hard and in the interest of my neighbors, not -- this is
7 not a third -- you guys are not a third party to me. I
8 mean, we run into each other at the store; we're up here
9 at the clubhouse together. I mean, I look at all of you

10 every day and we wave.

11 And I'm trying very hard to balance both the issues
12 that our friends in DeLand have seen, where -- you talk
13 about property values. When you have water coming in the
14 front door, no one wants to live there, right? There's
15 an amount of due diligence that should have been done
16 over here at the school where they're digging up bombs
17 every day.

18 There is a tremendous obligation between that side
19 of the table and this side of the table in trying to
20 protect the interests of the community. And I can assure
21 you that I am extremely close to the fact that it is a
22 very tough economy, extremely close and very sympathetic.
23 And, as Rick said, we are not pushing to do a whole bunch
24 of things that (a) don't need to be done, and (b) need to
25 be done in a hurry if they can wait.

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1 MS. PALMER: And I understand your point, but
2 do you realize how many homes in this area have been
3 foreclosed on?

4 MR. MAUCK: I absolutely do.

5 MS. PALMER: And how many more will be?

6 MR. MAUCK: I absolutely do. I am extremely aware.

7 MS. PALMER: I have watched friends lose their
8 homes. My husband or I, if one of us loses our job,
9 we'll lose our house because we won't be able to afford
10 the taxes. We planned on the mortgage, but --

11 MR. MAUCK: Does anyone think that we're making
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12 this up about the obligations of our permits?

13 MS. PALMER: The sad thing is, people right now
14 won't be able to --

15 MR. MAUCK: Let me tell you guys a little side
16 story, just to see if anybody's paying attention, looking
17 over RDD. Last meeting we had a homeowner present us
18 with a photo of a single cypress tree standing in one of
19 these canals where we had all this grinding done. And
20 the comment was, you know, it really doesn't seem to make
21 sense; you pay all this money, you have all this grinding
22 done, and you leave a single cypress tree right there.

23 Would you all know that just this past week our
24 friends at Orange County EPD paid us a visit to check up
25 on their precious cypress tree that's standing out there.

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1 I mean, folks, we have the economy -- does everyone
2 remember the movie, "The Perfect Storm"? Not that it was
3 a good thing, right, but you had the three unbelievable
4 events in that movie, which was a true story, that come
5 together at the same time.

6 I mean, we have the perfect storm in Wedgefield,
7 right? The legacy of the people -- people wear as a
8 badge of honor that "I've been out here 600 years and
9 I've only paid a hundred dollars on my taxes and now
10 they're this or that."

11 And I say to them, if you wear that as a badge of
12 honor, you should be ashamed of yourself, because you
13 should have been saving for today. Right?

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14 People have raised hell and criticized Cecil for
15 maintenance. I don't know what any maintenance manager
16 could do about steel pipe. I know only one person that
17 could possibly do something about that and they nailed
18 Him to a tree 2009 years ago.

19 I just can't -- there is a tremendous number of
20 really unfortunate events that are all going on out here.
21 We have a bad economy, which we should be able to take
22 advantage of, trying to find better prices on work.

23 We want to get the word out to as many people as we
24 possibly can, and at the same time we have to worry about
25 our neighbors who can't afford the homes that they're in

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1 right now, which will absolutely crash our home values if
2 people can't pay for them and they're foreclosed on. No
3 questi on.

4 And I would submit to you all that we would go down
5 in flames even faster if our neighborhood that we love
6 and raise our kids in, to the gentleman's point, if
7 our neighborhood had a reputation of having a failed
8 infrastructure, some big, looming issue that's out there
9 in the future that's going to have to be dealt with, no
10 one would want to buy out here.

11 Realtors know it. We have some Realtors that live
12 out here that their input to us so far is to say, man,
13 you know, good news travels fast, bad news travels
14 faster. And we certainly don't want to have a bad
15 reputation that we're not taking care of business out

16 here.

17 So I just wanted to say, it is a struggle, we feel
18 it. I live in the back, Gus lives in the back, Rick used
19 to live in the back. He now lives in the front. Who
20 knows, maybe he'll live in the back in the future. So,
21 you know, we are a hybrid board.

22 UNIDENTIFIED VOICE: Well, I'm not saying it's
23 front or back. I'm saying people can't afford it right
24 now.

25 MR. MAUCK: I understand.

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1 UNIDENTIFIED VOICE: They have to fix this problem.
2 The fact that we're all hurting and our country is going
3 down the tubes politically has nothing to do with this
4 board.

5 (Applause)

6 MR. MAUCK: Right. And I really, really, sincerely
7 mean this, one of my greatest goals in this job, which
8 was not part of the oath, by the way, but is even more
9 personal to me, is to bring us all together.

10 Now, there is a tremendous amount of energy in town
11 hall meetings and so on that have been held all over the
12 place. My god, if you could somehow capture that energy
13 and point it towards finding some money in these
14 infrastructure programs that are going out there, letter
15 campaigns and such coming out of RDD, that would be a
16 tremendous success, that (a) it's other people's money,
17 right; and (b) it would be us working together for a

18 greater good.
19 And realize, I don't want to pay any more money.
20 I pay too much already.
21 UNIDENTIFIED VOICE: \$9,000 for my house? For
22 what?
23 MR. MAUCK: We all do.
24 UNIDENTIFIED VOICE: \$9,000, for one single house?
25 Where the money go?

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1 (Si mul taneous di scussi on)
2 MR. MAUCK: We're going to move on here. Carmen
3 Mercado?
4 UNIDENTIFIED VOICE: Di d I hear you say that they
5 woul dn' t let you take a cypress tree out of the swale?
6 MR. MAUCK: Out of the canal , that's correct.
7 UNIDENTIFIED VOICE: So they di dn' t clean the canal
8 for that many years that a cypress tree grew in the
9 canal ?
10 (Si mul taneous di scussi on)
11 MR. MAUCK: Wel l , this wasn' t a big cypress tree.
12 UNIDENTIFIED VOICE: Wel l , okay, they di dn' t mow
13 that canal over ten years that I've lived there; they
14 di dn' t clean it out. And one down the road from me, the
15 cypress trees grew up because they di dn' t do thei r job,
16 and now we've got to pay for it?
17 MR. MAUCK: No, this cypress tree is not on the
18 bank; it's in the waterway. And, no, we don' t mow the
19 waterways.

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20 MR. McCORMICK: And I will add, if we don't give
21 them the money to do the job, they can't do it.

22 MR. MAUCK: And that's the other thing, again --
23 (Simultaneous discussion)

24 MR. MAUCK: Listen, I want to explain again, I put
25 up on the board earlier what the responsibilities are.

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1 And I will tell you that the board is who sets the policy
2 for the District managers to follow.

3 And along that line, the District managers in the
4 past have received specific instructions to not mow the
5 canals going out across the rancher's property, and the
6 trees grew up.

7 I feel the same way you do, but, you know, again,
8 you have to put credit and blame where credit and blame
9 are due.

10 UNIDENTIFIED VOICE: (Inaudible)

11 MR. MAUCK: No, that's not true.

12 Carmen Mercado?

13 UNIDENTIFIED VOICE: No, my name is -- (inaudible).

14 I live at Monarch (phonetic) 20643.

15 This project is totally unacceptable to us.

16 (Inaudible) The following are some of the reasons.

17 This project is not a capital improvement at all as your
18 letter indicates. Capital improvement is an addition of
19 substantial change of any of the structures existing at
20 the present. Replacing some pipes is part of the regular
21 maintenance that RDD are supposed to perform.

24 consequences we the innocent citizens are paying. This
25 is not, my friends, the time to ask for more money nor to

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1 submit ourselves to a 30-year loan that will be costing
2 us three times as much.

3 If these arguments are not sufficient, let the
4 community tonight decide at the next meeting to abolish
5 the Wedgefield RDD and look at the consequences of being
6 independent board instead.

7 After all, initially Wedgefield was an
8 insignificantly populated area, but now we are over
9 3,100 families living in Wedgefield, and the property
10 taxes that we generate are sufficient to maintain all
11 the facilities related.

12 Thank you.

13 (Applause)

14 MR. MAUCK: Thank you.

15 Ann and Richard Breazzano?

16 MS. BREAZZANO: My name is Ann Breazzano. I live
17 on Overton Street in the back. I've been here 13 years,
18 been a property owner for 15 or 16 years.

19 I want to thank the board for all their hard work.

20 (Applause)

21 MS. BREAZZANO: I know how much you've endured,
22 because I have been coming to board meetings for 13
23 years. I haven't attended every, single one, but I
24 certainly have attended most of them, and I know what's
25 been going on.

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1 Every time the budget came up at a board meeting,
2 the people would come out and say, I don't want my taxes
3 raised; I don't want to pay more money.

4 And, as a result, nothing got done. The board
5 would say, okay, we're not going to raise your taxes,
6 so work didn't get done.

7 We moved here to Wedgefi eld because it was a nice
8 communi ty, it had a good reputati on for no floodi ng. I
9 don't want to see my house flooded, and that's what's
10 going to happen if we have another rainstorm like we did
11 last year.

12 I want to see the board do something. I think
13 you've reduced the amount that needs to be paid from
14 \$13,000 down to \$8,000. I think that's great. We are
15 retired. We live on a fixed income. We can't afford
16 anything ei ther.

17 But we know what needs to be done, and we want you
18 to do it, please.

19 (Appl ause)

20 MR. MAUCK: Thank you, Ann.

21 Kim Kent?

22 MR. KENT: First of all, Dave, that was a nice
23 presentati on you put together, very informati ve.

24 I know that a lot of people have the same questi on,
25 for i nstance --

1 MR. MAUCK: Mr. Kent, these folks, I believe, want
2 to hear what you have to say, so --

3 MR. KENT: Sure.

4 MR. MAUCK: Thanks.

5 MR. KENT: First, I commended Dave on his
6 presentation. I thought that was very good and
7 informative, which gave a lot of information that a lot
8 of us didn't know. I agree with Ann that you guys do a
9 lot of hard work, and you're certainly not compensated
10 for it.

11 The question that I have is, these figures that
12 are here on the total proposed Ranger Drainage District
13 assessment, is that above and beyond what shows up on our
14 tax bill right now?

15 MR. MAUCK: No, that's the total tax bill.

16 MR. KENT: Okay. I think a lot of people in this
17 room think that, for instance, my non-ad valorem tax,
18 with garbage, is \$859 a year on top of my property tax.
19 So a lot of people in this room think that it's going to
20 be an additional \$838 per year.

21 MR. MAUCK: No, no.

22 MR. KENT: Okay.

23 UNIDENTIFIED VOICE: Say that again.

24 MR. KENT: So the amount that is on this paper,
25 this is total proposed drainage tax. For instance, I'm

1 on Paddock. And, by the way, there's four foreclosed
2 homes out of ten on that street. That's really pathetic.

3 So I'm in Basin 3, and 2.65 acres, so my tax would
4 be \$838.25, whereas I'm now paying -- well, it's roughly
5 \$200-and-some-odd more per year. It is a lot of money.

6 UNIDENTIFIED VOICE: A lot of money.

7 MR. KENT: The thing that bothers me is when this
8 whole thing first came up, I came to one of the meetings.
9 And I don't see the gentleman here tonight; I believe he
10 was a secretary. I don't know; is he the secretary?

11 MR. MAUCK: No, he's our accountant.

12 (Simultaneous discussion)

13 COURT REPORTER: I'm sorry, I can't hear.

14 MR. MAUCK: He was referring to the gentleman who
15 was our accountant.

16 MR. KENT: And he's no longer the accountant?

17 MR. MAUCK: No, he is our accountant.

18 MR. KENT: Okay, the gentleman who was our
19 accountant when I was here at that meeting, I had
20 mentioned to him that in my profession I've taken a 40
21 percent decrease in pay, my retirement has been wiped
22 out, I have to pay for my own uniform, my own cleaning.
23 And when I look at the budget proposed by Ranger
24 Drainage, I object to it, and now I see that there's a
25 two percent increase in pay.

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1 And I do object to that. I think it's time that

2 maybe retirement funds, uniform costs, things like that,
3 you know, the board said they can't -- you guys said you
4 can't take responsibility for the bad decisions that
5 previous boards have done, but with an operating budget
6 of \$1.4 million a year, there's got to be some room in
7 there that some of those improvements could have been
8 done over the years. And now all of a sudden we're
9 getting slammed all at once with this.

10 It is a lot of money. I don't know what the
11 solution is, but at least that clarification that it's
12 not an additional \$850 on top of the tax.

13 MR. MAUCK: No.

14 MR. KENT: It does make the pill a little easier to
15 swallow.

16 (Applause)

17 MR. MAUCK: Kim touched on an important topic,
18 which is that right now within the \$1.4 million of the
19 operating budget, there's a significant amount of money
20 that's in excess of \$100,000 to \$200,000, which is
21 historically how much we have spent in repairing failed
22 structures.

23 And if you would take that amount of money and you
24 would put that into a 30-year note, you'd find that we
25 would end up spending less money in the long-term if we

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1 had the foresight to come up and fix things proactively
2 than reactively. Right?

3 Because when do things fail? They don't fail when

4 the sun is up and you have the opportunity to go get
5 competitive bids. Things fail when the situation is
6 terrible and you're paying incredible costs and expedited
7 fees to do everything in a hurry, right?

8 So I would submit that if we had the opportunity to
9 go back in time, which we don't, and take out that money
10 that was used to deal with emergent repairs of the
11 capital infrastructure, you'd find that we would have
12 had plenty of money to have done what we have done over
13 the years.

14 Next, James McGill? Is James here?

15 UNIDENTIFIED VOICE: What's the address?

16 MR. MAUCK: There is none; it's not listed.

17 Donovan Underwood?

18 MR. UNDERWOOD: I just have a brief statement.

19 I live on Melville over by 520.

20 I appreciate the presentation. You guys did a
21 good job explaining it. I don't envy you your job. I
22 appreciate all the hard work you've put in.

23 I have three young children, and I live in one of
24 the houses that the culvert and the ditches back up and
25 flood. It's not only eroding the dirt underneath my

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1 driveway, it's creating a sinkhole my kids could fall in,
2 could be dangerous. Someone is eventually going to get
3 hurt.

4 The area underneath my driveway is a void; it's
5 eventually going to start tearing through the road.

6 That's going to cost a lot of money to get fixed. So

7 I think something definitely needs to be done.

8 Thank you.

9 (Applause)

10 MR. MAUCK: And, Donovan -- well, for Donovan and
11 for everybody else, I really want to encourage everyone
12 that if there are situations like that that are -- up in
13 the city section we have had areas where the pipes under
14 the ground have holes in them, right, they're like Swiss
15 cheese. And what happens in a good rain is that water
16 washes through that pipe pretty quickly, and it picks up
17 the dirt and sucks that dirt into the pipe and discharges
18 that dirt. And in all seriousness, we've had some
19 significant sinkholes appear after a heavy rain.

20 And, please, immediately call the District office.
21 Either Dawn or Wanda or Cecil will pick up the phone
22 there. Because those are the kinds of things that we
23 absolutely don't want anybody being hurt on. We want to
24 fix them before they're found to be --

25 UNIDENTIFIED VOICE: It happened twice.

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1 MR. DAVIS: We've had to fill them in several
2 times.

3 MR. MAUCK: Right, and sometime we will come in and
4 put a patch on the inside of the pipe or a patch on the
5 outside of the pipe, and sometimes it involves us tearing
6 the entire thing out and fixing it.

7 But I don't want to discourage you; you have got to

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8 call us when things like that come up, please.

9 MR. MAUCK: Is it James Leuthauser (phonetic)?
10 Bear with me here.

11 MR. LEUTHAUSER: Is that on Reynolds?

12 MR. MAUCK: Yep.

13 MR. LEUTHAUSER: You guys need to spend some money
14 to get these guys to put a new PA system in here.

15 (Laughter)

16 MR. LEUTHAUSER: Just a couple of easy questions
17 and a couple of quick comments. Number one, what is the
18 historic percentage of nonpayment the last two years for
19 the taxes that are due to Ranger Drainage?

20 MR. DAVIS: Our accountant says that most of it,
21 the very most of it --

22 (Simultaneous discussion)

23 MR. LEUTHAUSER: Are you getting all the money
24 you've been billing? The question is, have you in this
25 bond allocated a certain percentage of uncollectable

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1 money?

2 MR. LEWIS: There's a calculation like that, yes.
3 I don't know what the percentage is. I'd have to ask
4 another person for that, but -- let me have the mike
5 there.

6 To answer the first question, I don't know what
7 Ranger's quality rating is for the last two years, but
8 up until this year it's probably been very, very low,
9 simply because people buy tax certificates and the taxes

10 or the assessments or the certificates come back to the
11 District.

12 What I can tell you statewide is that assessments
13 are collected right along with county taxes. You don't
14 have the ability to pay your taxes and not pay your
15 assessments. The payment rate statewide is about 98
16 percent of what is taxed. So I'm sure that will come
17 down some, but there's still a strong market for people
18 buying tax certificates, and when those certificates are
19 sold, the tax collector rebates the money back to Ranger
20 Drainage District.

21 MR. LEUTHAUSER: Thank you. Is the acreage
22 allocated just on the what's called uplands, or does it
23 also include wetlands?

24 MR. McCORMICK: Everything.

25 MR. MAUCK: Everything.

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1 MR. LEUTHAUSER: Even though wetlands by definition
2 doesn't have water that runs off?

3 MR. LEWIS: It's part of the drainage system. It
4 does include everything. That's the way it's typically
5 done.

6 MR. LEUTHAUSER: But is "typically" legal?

7 MR. LEWIS: Yes.

8 MR. LEUTHAUSER: It is? Even though the county
9 will tell you the wetland doesn't drain? That's why it's
10 called a wetland?

11 MR. LEWIS: No, I don't think they would tell you

12 that, to begin with. I could explain that if you'd like.

13 The wetlands are a functional part of the water-control
14 drainage system. They do fill up and they overflow.

15 MR. LEUTHAUSER: So there's no distinction between
16 uplands and wetlands when it comes to figuring all those
17 costs?

18 MR. MAUCK: No.

19 MR. LEUTHAUSER: Couple of comments that were made,
20 Mr. Braun I think perhaps went to a public school and
21 doesn't realize that one of the things of Marxism is
22 progressive taxation. And if progressive taxation was
23 so great, the Soviet Union would have won the Cold War.
24 Let's keep it real here; people should pay for what they
25 use. So the current system makes perfect sense, I think,

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1 in this case.

2 And the other thing was the collection process. Is
3 that based upon the previous year or the succeeding year,
4 the way the property taxes are done?

5 MR. McCORMICK: We'll set the budget in September
6 for your next tax bill.

7 MR. LEUTHAUSER: So, essentially, Ranger is kind of
8 a year ahead, as opposed to the county, which is a year
9 behind?

10 MR. MAUCK: That's absolutely right.

11 MR. MAUCK: We have approximately five minutes.
12 I'm through with the sign-up sheets, and I have five
13 minutes left if anyone would like to make a public

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comment.

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UNIDENTIFIED VOICE: I have a way to save money.
You said it cost \$6,000 to send out all the mail. Would
there be any way to use e-mail?

MR. McCORMICK: No, because it's the law.

MR. LEWIS: It's in the statute.

MR. MAUCK: Yes, sir?

UNIDENTIFIED VOICE: Well, first off, I want to
agree with the sentiment that you guys do a great job.
You're facing a pretty tough crowd right here, so I think
you guys are doing great.

I have a couple of questions and maybe a comment.

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First, in doing this analysis, was there like a
needs assessment done? And to what level of quality?
You said we're not going to have to do this again in
years. In other words, the drainage pipes put in 20
years ago, somebody approved a permit to put those in;
now we're getting stuck paying for it, so we're stuck
with putting band-aids on things.

So to what level of quality, like if you look
through at these other areas, and I live out in the
estates, but this is the cheapest type drainage system
put in.

MR. MAUCK: No surprise if the developer put it in.

(Laughter)

UNIDENTIFIED VOICE: Right, so in this plan are we
really looking to improve it to a level where there's --

16 MR. MAUCK: I'm going to give you a short answer,
17 and the short answer is yes. And I will tell you that
18 the RDD has a policy set years ago that we wanted to work
19 only in concrete, one, because it has a 50-year life,
20 which, we all know, can be standing far beyond 50 years,
21 practically; and, number two, in high turbulence concrete
22 doesn't float. I know that sounds silly, but one of the
23 concerns with using plastic pipe, which is cheaper to
24 install and easier to install, is that sometimes those
25 things can float out.

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1 Some of those things that are in the engineer's
2 report are actually a hybrid, so some of the control
3 structures that would go into the canals would be a
4 concrete box with horizontal plastic pipe, which the
5 objective is not to pass this problem on to anybody else
6 and not to revisit this problem in 20 years.

7 UNIDENTIFIED VOICE: Okay, good. And then the
8 other question in relation to the life of this or the
9 cost benefit, did we look at -- right now we're draining
10 into St. Johns water system. Are there cheaper
11 alternatives, such as building retention ponds and
12 seizing land through eminent domain or asking for grants
13 of conservation land to put --

14 MR. MAUCK: The short answer is no. There is --
15 the absolutely cheapest thing you could possibly do is to
16 transfer the water from Wedgefield over to the Econ and
17 not have to store it or deal with it or anything else in

18 between. The quickest way to get it over there is the
19 cheapest, and that's exactly what we have, which is also,
20 you know, as I mentioned before, is not available to
21 anyone else now. That's not an option for other folks,
22 and it's a far larger cost of construction.

23 UNIDENTIFIED VOICE: And I think to speak to what
24 some other people have spoken to, and, I think, even
25 yourself, we pay a lot of money in taxes to live out

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1 here, and you mentioned there is a possible process to
2 ask them for money to aid in this. How far has that been
3 explored, and what can we do to help with that process?

4 MR. MAUCK: That's an excellent question. I will
5 tell you that the classic avenues to find some other
6 people's money have been explored and beat to death.
7 The two that have been available so far have been FEMA
8 and Orange County, and we keep coming up dry, no pun
9 intended, with both of those. It's not easy, took three
10 years to get FEMA money, for example.

11 I will tell you that the new area, which is still
12 largely unexplored, is this, effectively, the U.S. annual
13 budget of one trillion dollars and an additional eight-
14 sixty-one in new funding, which I guess they can do it
15 because they just print more money. But the money that's
16 raining down from the heavens in infrastructure, we don't
17 know; it's too new yet to know how that's going to come
18 out and where it's going to go.

19 But we will report at the meetings, you know,

20 anything that can be done as a community or anything
21 that can be done as RDD as we learn more, because, again,
22 we're working on this. We have some incredible folks
23 that are associated with the District right now that
24 haven't always worked for us, but they are involved at
25 the state level, they are involved at the county level,

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1 they are involved in large-scale, big-picture funding.

2 In fact, I'll share with you guys, Terry just drove
3 here from Tallahassee. He spends a lot of time up there
4 working at the state level. So we will let everyone
5 know. I think it's a great question. I certainly
6 appreciate it.

7 UNIDENTIFIED VOICE: One last thing, you mentioned
8 how the county won't -- kind of like not their assigned
9 responsibility, the county won't mow our easements; they
10 say it's part of our drainage system. In replacing those
11 drainage systems, are there plans to put some systems in
12 that the county would be responsible for maintaining, or
13 at least ask them for money based on that factor?

14 MR. MAUCK: Well, right now -- and it may change in
15 the future, but right now I don't know that there are any
16 opportunities where we could do that.

17 UNIDENTIFIED VOICE: Could I suggest the school
18 they're going to put, could some money come from there --
19 (inaudible).

20 MR. MAUCK: There's my straight man. There are
21 preliminary discussions at the county about them

22 developing land that they do own down off of -- or on
23 Bancroft around the area of Paddock. And there are state
24 requirements that would involve, based on the road usage
25 around a school, that would indicate, within a certain

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1 distance from the school, measured in miles, sidewalks
2 and improvements, for obvious reasons, for kids to be
3 able to get to school safely, that those things would
4 have to be put in, and that would be a county cost.

5 MR. LEWIS: The school board has agreed, by the
6 way, to pay our assessments on all of their land, and
7 they don't have to do that.

8 MR. MAUCK: Right, Terry is right. So right now,
9 Orange County has put out there in the public that there
10 are plans for a K-through-8th school back there, and
11 there at least have been preliminary meetings with Public
12 Works where Public Works is trying to figure out what to
13 do, because their sidewalks would go in our easements
14 that we have to maintain. And you're talking about
15 something that perhaps would stretch all the way from
16 Storey up to where the sidewalks stop currently on
17 Bancroft.

18 MR. DAVIS: Dave, the engineer and I met with the
19 engineer that the county has hired to design the sidewalk
20 this past Monday. So they are moving forward with
21 getting a design for the sidewalk. We rode the area.
22 They intend to go from Nettleton Street all the way to
23 Storey down Bancroft on the east side.

24

MR. MAUCK: Yes? You're next.

25

UNIDENTIFIED VOICE: One question, the first one

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was the gentleman earlier mentioned that in one of the statutes that created Ranger Drainage there's a process documented in there by which you can petition to change the taxing from an acre-based system to an ad valorem system. And I believe I read that myself in there.

6

MR. LEWIS: Actually, that's not correct. There's nothing in Chapter 298 that authorizes Ranger or any other drainage district to levy an ad valorem tax. The only authority we have is the ability to levy this non-ad valorem assessment based on the benefit that the individual properties receive.

12

To do what was suggested, you'd need two steps. Again, you would need to determine what millage you thought was appropriate for this District to be able to levy. You would have to put that in a special act passed by the legislature, and then you would have to have a referendum on a one-person/one-vote basis as to whether you would levy the tax at all.

19

If you failed any three of those steps, you have no ad valorem tax. All ad valorem taxes constitutionally have to be approved by referendum vote before they can be levied. So you can't just automatically shift from one to the other.

24

UNIDENTIFIED VOICE: They could be replaced if the vote was there, replace what we have with that?

25

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1 MR. LEWIS: Well, the first step, as I said, it's
2 too late this year; you would have to try and pass a
3 special act with your legislative delegation in 2010. If
4 that passed in May of 2010, you would then have to pay
5 the Supervisor of Elections to conduct a referendum vote,
6 and if the vote went down, you'd have no ad valorem tax
7 then either.

8 So those are the processes. It would be time-
9 consuming. Sometimes supervisors of elections will
10 charge you considerable for conducting those referenda
11 as well; and, candidly, I'd say there's less than 50/50
12 chance that if you put an ad valorem tax to the voters
13 here that the majority of them would vote for it.

14 UNIDENTIFIED VOICE: David, I know you are an
15 expert negotiator --

16 MR. MAUCK: I'm sorry, I'm an expert in what?

17 UNIDENTIFIED VOICE: Negotiator.

18 (Laughter)

19 MR. MAUCK: You need to talk to my wife.

20 UNIDENTIFIED VOICE: And I personally read in the
21 proposal of the engineering company that out of the
22 \$8 million, we have to pay 15 percent commission to that
23 company. If we take \$10 million, those guys are going
24 to put in their pocket a million and a half just for
25 commission. That is true? Or it's not true? Because I

1 personally read those proposals, and it's a 15 percent in
2 that.

3 MR. MAUCK: Good questi on.

4 MR. WOHLFARTH: In a word, no. I wish it was.
5 15 percent -- first of all, it's not engineering; it's
6 engineering, surveying and other services that are in
7 that number is an estimate. The actual number as far
8 as engineering is about half of that, in fact less than
9 half. It's based on the contract that we've had with the
10 Di strict now since last June.

11 But, no, again, as I said before, all the numbers
12 in the proposal and the estimate are estimates. They
13 are in most cases we try to put ten, 15, 20 percent into
14 those numbers so that we have enough money at the end of
15 the day so that surprises that come up don't screw up the
16 whole project.

17 UNIDENTIFIED VOICE: That's what I read in that
18 proposal. 15 percent is a lot of money.

19 MR. WOHLFARTH: It is a lot of money, but that's
20 not our fees, no.

21 MR. MAUCK: Great questi on, though.

22 UNIDENTIFIED VOICE: Just real quickl y, two thi ngs.
23 One, my hat's off to all three of you guys. You guys
24 di dn't create thi s problem; you i nheri ted thi s problem.
25 I know you're getting a lot of abuse. Something has to

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1 be done. Ranger District is 39 years old; is that
2 correct? So we have 39 years of infrastructure failures
3 now. We're at the point now our infrastructure is in
4 dire straits; is that correct?

5 MR. MAUCK: A lot of it.

6 UNIDENTIFIED VOICE: My question is, what took
7 place for 39 years? Why are we at 39 years now saying
8 that we need to replace it all? Why wasn't something
9 done proactively 20 years ago? Why weren't some of these
10 pipes fixed while finding solutions to the problems?

11 I understand you said earlier that we don't have
12 problems till they fail.

13 MR. MAUCK: No, no, I don't say that.

14 UNIDENTIFIED VOICE: You said that sitting here,
15 that just like everything else, we don't realize we have
16 problems until things fail. You did say that.

17 And I'm sorry, not you, but whoever is in charge of
18 the maintenance and the overall plan, it's shame on them
19 for not realizing these things 20 years ago. It is known
20 that corrugated pipe has a life span of 30 to 40 years.
21 Where were we 20 years ago if we knew 20 years from now
22 we would have problems?

23 I've been a resident nine years, not a long time
24 compared to others, but I have driven around this area
25 extensively. I have seen a lot of these canals choked

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1 with cattails and other vegetation, debris, small trees,
2 other things like that. Where was the maintenance on

3 these things? Why are we having to pay later huge
4 dollars for something that -- that's what this was all
5 for, that maintenance to improve -- or not to impede
6 water quality downstream.

7 So what I want to basically point out is, we've got
8 what we've got now; what is going to prevent this from
9 happening later on? Is there any other solution to tier
10 this approach so there isn't such a large impact on the
11 residents in such dire economic times?

12 MR. DESAUTEL: I've been out here over 20 years,
13 and I've been attending these meetings for over 13 to
14 15 years, and I tried to attend every year prior to my
15 coming on the board, especially for the budget. And I
16 was just like all the rest of you, didn't want to spend
17 any money. I fought it and fought it. And this is
18 partly my fault, just like some of the other people.

19 You cannot help it sometimes, because you don't
20 want to get the increase in taxes.

21 Well, naturally, there was never any money set
22 aside for future repairs, so you take care of things as
23 they happen. Unfortunately, that's the wrong way to do
24 it.

25 Cecil wants to say something.

1 MR. DAVIS: When budget time came, I would tell the
2 board what needs to be replaced and fixed. They'd say,
3 put a band-aid on it. And if that's all I've got to do
4 is put a band-aid on it, that wasn't fixing it.

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5 Now we're at where some of them have to be fixed.
6 Whether I'm here or not, it's got to be done.

7 UNIDENTIFIED VOICE: I realize. I just don't want
8 to repeat the past.

9 MR. DAVIS: The board has to provide the funds.
10 They say, what's the least we can do to keep from raising
11 taxes?

12 UNIDENTIFIED VOICE: My second question, I think
13 the gentleman mentioned earlier, it's been bothering me,
14 there's one or more Ranger employees that have take-home
15 vehicles, trucks.

16 MR. MAUCK: No, only one, and that's Cecil.

17 UNIDENTIFIED VOICE: And he drives 150 miles a day?

18 MR. DAVIS: Yes, it's in my contract.

19 UNIDENTIFIED VOICE: So that's almost 40,000 miles
20 a year from out here just so you can get back and forth?

21 MR. DAVIS: That's it.

22 UNIDENTIFIED VOICE: Including gas, insurance,
23 tolls, whatever?

24 MR. DAVIS: Yes, that's correct.

25 UNIDENTIFIED VOICE: That's a pretty nasty burden I

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1 think us taxpayers have to pay.

2 MR. MAUCK: Cecil has a contract. Better, worse or
3 otherwise, he has a contract.

4 UNIDENTIFIED VOICE: Is it renewable?

5 MR. MAUCK: Yes, it's renewable.

6 UNIDENTIFIED VOICE: When does it end?

7 UNIDENTIFIED VOICE: Are you ready for his job?

8 MR. DAVIS: 2011.

9 UNIDENTIFIED VOICE: I think we need somebody out
10 here to be a little more practical to manage it, I'm
11 sorry.

12 (Simultaneous discussion)

13 MR. MAUCK: Well, I'll tell you, I've been critical
14 of Cecil publicly and privately, but, boy, if I had his
15 job, I'd be thumping my fists and saying, I at least need
16 equipment to be able to perform my work. I mean, we all
17 like working hard but working smart, having the tools we
18 need.

19 I use the example, in the last six months, that
20 it still drives me crazy that we have these great, big
21 track hoes that we use to execute the work all over the
22 District, and we don't have a trailer to haul them. We
23 have to hire an outside source.

24 Again, this is the legacy of the mindset that we
25 will walk those track hoes two miles if the equipment

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1 hauler can't get out to us in time, and no one is
2 thinking about what is the actual cost of replacing a
3 set of grousers on a track hoe after it's been walked
4 in a way that it's not supposed to be used. And it's
5 measured in the 20 to 30 to \$40,000 range.

6 UNIDENTIFIED VOICE: And I agree with you, sir. A
7 track hoe might be -- (inaudible) -- but these canals are
8 choked with vegetation. Why isn't there a --

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9 MR. DAVIS: We do have that now. We just this year
10 got --

11 (Simultaneous discussion)

12 UNIDENTIFIED VOICE: -- years later.

13 MR. DAVIS: Well, the board authorized me to buy
14 the spray system. We got the spray system, and they
15 wouldn't buy the truck to put it on.

16 (Laughter)

17 UNIDENTIFIED VOICE: Do we have an active
18 management plan put together, or are we kind of going off
19 the spur of our hip?

20 MR. DAVIS: No, we have a spray program.

21 UNIDENTIFIED VOICE: No, I mean a total management
22 plan, when to maintain canals, when to --

23 MR. DAVIS: Yes, yes, we are getting into that,
24 yes.

25 UNIDENTIFIED VOICE: Just getting into it?

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1 MR. MAUCK: No, that's always existed. There are
2 maintenance plans and schedules that are all outlined.

3 MR. DAVIS: But you've got six people that you have
4 to stop the equipment, park it for a few weeks, maybe a
5 month, while you do something else that's got to be done.

6 MR. McCORMICK: Here's the whole year's maintenance
7 schedule.

8 MR. DAVIS: So, you know, the trouble is, you're
9 underfunded for the people that you need to do that exact
10 same thing with that track hoe every day. I can't do it

11 because I don't have the people to do it.

12 MR. MAUCK: Listen, folks, we're going to have to
13 conclude.

14 Oh, yes, sir.

15 MR. JONES: I'm James Jones, and I live on Ortega
16 Street; lived there over eleven years -- (inaudible).

17 COURT REPORTER: Would you give him the mike,
18 please.

19 MR. JONES: You don't want to do this. You give
20 a preacher a mike and you're in trouble; you know that,
21 don't you?

22 (Laughter)

23 MR. JONES: Over eleven years ago we built a house
24 out on Ortega street. It sits just a little bit crooked,
25 but that's because Gus helped build on it.

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1 (Laughter)

2 MR. JONES: But I want to tell you, honest to God,
3 he may drive a lot of miles, but I've got up of a morning
4 after two or three real Florida rains like we used to
5 get, maybe you remember them, and see that truck of
6 Cecil's there come by and check to make sure that it
7 was running under the road just fine, and then go on.

8 And you think I could complain? I never went into
9 his office one time that him or the staff weren't -- I
10 mean, they were helpful. And his crew -- my wife, we
11 used to live on a farm and she drove a big, big tractor
12 before, and she gets nervous when she sees those guys on

13 big tractors pulling that batwing mowing off the side of
14 that ditch. You know, they put it at a pretty heavy
15 slope.

16 But I want to tell you, I can't find anything wrong
17 in eleven years. And, like I said, I know he may put
18 miles on it, but they're deserving miles. When I moved
19 out there, there wasn't a very big operation and there
20 wasn't very many homes. In fact, I think I was the
21 second house on Ortega. And it's so nice to see somebody
22 out there checking the drainage, because you stop some of
23 those up and it won't be long before it would be in your
24 house.

25 But what I wanted to say on this other, this is

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1 something that this District is going to have to do a lot
2 of thinking about. My brother-in-law was born and raised
3 on a large ranch in south Florida, and he wanted to know
4 last year if we were still trying to pave our drainage
5 system. He said, you know, the biggest part of it is
6 gone now in Florida because -- (inaudible) -- I helped
7 change it around.

8 But if we want to keep it, we're going to have
9 to come up with some outside way. If we'd write enough
10 letters, if we get this crew united here -- you know,
11 Obama wants to pull us out, but it's not going to happen
12 overnight. We wish it would, but he's not going to give
13 everybody a million dollars; if he did, it wouldn't be
14 worth two cents.

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15 But we need to start writing letters about that
16 money; we need to get hold of our Governor -- he's
17 wanting to be in the Senate seat. We need to get hold of
18 this -- it slips my mind, what's this group that's got a
19 little money right now?

20 But, anyway, there are people out there that wants
21 to buy your vote, and this is the time. If they want to
22 buy it, we've got one for sale for a while, anyway, come
23 election time.

24 (Applause)

25 MR. JONES: I thank everybody. Forgive me.

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1 (Laughter)

2 MR. McCORMICK: Sir, I have complained, just like
3 you have; that was one of my gripes before I got on this
4 board. I didn't understand it. I was mad; I was mad
5 with everyone that worked for Ranger. That's part of the
6 reason there's a two percent raise. These people went
7 through a lot just waiting for us to be elected, with
8 everyone telling them we were going to fire them, and we
9 never said nothing like that.

10 It was a little gesture of good faith, and we're
11 fixing to start doing some hard work, and expecting y'all
12 to knuckle down and work with us. It was a little bit of
13 money that -- you know, Cecil and the truck, I didn't
14 make that deal with the truck; it's in the contract, and
15 there's nothing I can do about it. It was probably made
16 when gas was cheaper, tolls were cheaper, and everything

17 else was cheaper.

18 One thing about it -- Cecil, did we buy any health
19 insurance for you?

20 MR. DAVIS: Not a dime's worth.

21 MR. McCORMICK: There's an awful big savings.
22 Everyone sees the bad stuff; they don't see the good.
23 And it's easy to get mad at stuff when you don't know the
24 whole picture. That's why I'm not snorting like I was
25 six months ago.

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1 That's all I've got to say.

2 (Appl ause)

3 UNIDENTIFIED VOICE: One real short comment, okay.
4 When we had Fay, Cecil was at our house at 3:00 o'clock
5 in the morning with sandbags because the water was coming
6 up our driveway toward our house, and he was there at
7 3:00 o'clock in the morning to stop that.

8 (Appl ause)

9 MR. MAUCK: Okay, quickly, sir.

10 UNIDENTIFIED VOICE: Considering the economic times
11 we're in right now, is it possible to approach this
12 incrementally?

13 MR. MAUCK: Yes, the short answer is yes. In fact,
14 I think that's important for us to be looking at going
15 forward is timing out the work. There are things where
16 there is a stop watch on us that have to be completed
17 within a certain time, and there are other things which
18 have to be done, but maybe not right now.

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19 And I want to remove the sense of urgency that
20 everything needs to be done right now. It doesn't.

21 Last comment.

22 UNIDENTIFIED VOICE: Mr. Davis -- (inaudible)

23 MR. DAVIS: You'll have to speak up, sir.

24 UNIDENTIFIED VOICE: (Inaudible)

25 COURT REPORTER: I'm sorry, I can't hear.

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1 MR. MAUCK: Does Cecil oversee the board?

2 UNIDENTIFIED VOICE: (inaudible) -- what's going on
3 here?

4 MR. MAUCK: At the public meetings. He can meet
5 with us one on one, but he can't meet with the three of
6 us together unless it's in a public forum.

7 UNIDENTIFIED VOICE: My question is -- (inaudible)

8 MR. MAUCK: He doesn't oversee the board. He works
9 for the board.

10 Listen, I'm going to wrap up the Landowners
11 Comments because we're already out of time.

12 The next piece is the board's decision.

13 MR. McCORMICK: I make a motion to accept the Water
14 Control Amendment Plan -- (inaudible).

15 (Simultaneous discussion)

16 COURT REPORTER: Sir, you'll have to start over.
17 I can't hear for all the noise.

18 MR. McCORMICK: I'm making a motion to accept the
19 Third Amended Water Control Plan and direct the staff to
20 move forward with the plans.

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21 MR. MAUCK: Excuse me, folks, we've got a reporter
22 up here that's writing down everything we're saying, and
23 she can't hear. We've got to wrap up the meeting so we
24 can get out of here.

25 UNIDENTIFIED VOICE: Everybody be quiet, please.

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1 MR. McCORMICK: I make a motion to accept the Third
2 Amended Water Control Plan and direct the staff to move
3 forward.

4 MR. DESAUTEL: Yes, I second the motion.

5 MR. MAUCK: Okay. Motion is seconded, and I
6 approve, I agree.

7 And with that said, the official RDD meeting is
8 adjourned.

9 Last comment before we leave. There's a petition
10 up here related to the Lynx bus system to sign, to allow
11 the Lynx bus system to continue out here.

12 (Whereupon, the meeting was adjourned at 9:10
13 o' clock p. m.)

14 * * * * *

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CERTIFICATE OF REPORTER

STATE OF FLORIDA:

COUNTY OF LAKE:

I, BEVERLY HEFFELFINGER, Stenograph Shorthand Reporter,
Notary Public, State of Florida at Large, certify that I was
authorized to and did stenographically report the above and
foregoing proceedings, and that thereafter my stenotype notes
were reduced to typewritten form with the aid of computerized
transcription; and I further certify that the foregoing pages,
numbered 4 through 123, inclusive, contain a full, true and
accurate transcription of my stenotype notes taken therein.

I FURTHER CERTIFY THAT I am not of counsel for, nor
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nor am I financially interested in these proceedings.

Dated this ____ day of January, 2007.

Beverly Heffel finger, Notary Public,
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